

Elis Roberts

From: planning_admin
Sent: 12 August 2024 08:14
To: Elis Roberts
Subject: FW: Sewage Treatment Plant at St Deiniols Crabtree Green P/2023/0672 NRW:00968891

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 09 August 2024 09:30
To: Sarah Brett <Sarah.Brett@wrexham.gov.uk>; planning_admin <planning_admin@wrexham.gov.uk>
Subject: RE: Sewage Treatment Plant at St Deiniols Crabtree Green P/2023/0672 NRW:00968891

Dear Sarah,

Thank you for your further correspondence with regard to the above application.

We understand that the applicant initially ruled out a soakaway due to the unfavourable ground conditions. To investigate a feasible soakaway discharge, we draw the applicant's attention to "Treatment and disposal of wastewater where there is no connection to the public foul sewer" : GPP 4 available on the NetRegs website: [guidance-for-pollution-prevention-4-2022-update.pdf \(netregs.org.uk\)](https://www.netregs.org.uk/guidance-for-pollution-prevention-4-2022-update.pdf). Appendix A provides instruction as to how to carry out a percolation/infiltration test on the ground.

NRW may be able to review a proposal for a new treatment plant discharging to soakaway, subject to the applicant submitting the relevant information. We draw the applicant's attention to the section "What does this mean for development proposals involving private sewage treatment systems?" of our recently updated Planning Advice, Version 4, published 28/06/24 "Advice to planning authorities for planning applications affecting nutrient sensitive river Special Areas of Conservation" on our website: [Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive river Special Areas of Conservation](#)

Furthermore, the applicant may wish to consider the final bullet point of the section "What development proposals are unlikely to increase nutrient levels within a river SAC?" of the advice.

However, yesterday, we were also contacted by the applicant to advise that they also exploring the option of a treatment plant discharging to a watercourse, whilst also employing additional nutrient reduction technology. There is a section within the above Planning Advice entitled "Can phosphorus reduction technology be used in private sewage treatment systems?" discussing that option.

We hope that the above is of assistance in progressing matters.

Kind regards,

Gareth

----- Original Message -----

From: Sarah Brett <sarah.brett@wrexham.gov.uk>;
Received: Mon Jul 29 2024 13:42:04 GMT+0100 (British Summer Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: Sewage Treatment Plant at St Deiniols Crabtree Green P/2023/0672 NRW:00968703

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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FAO Gareth Thomas,

Thanks for getting back to me, much appreciated.

The agent did explore the option of connecting to the main sewer but confirmed as follows : ***this is not really an option as the nearest connection point is in land belonging to others, and that the actual sewer we understand is a pressurised system so really this is no starter.***

However, another option was to install a treatment tank in the adjacent field, which is owned by the applicant and then discharge into an Engineered design drainage field soakaway. The Ecologist has now accepted this as a way forward. Would NRW also be open to this, subject to details being drawn up and approved?

I would appreciate your thoughts so that we can progress with a final decision either way on this application.

Many thanks

Sarah

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Sent: 11 July 2024 14:21

To: Sarah Brett <Sarah.Brett@wrexham.gov.uk>

Subject: RE: Sewage Treatment Plant at St Deiniols Crabtree Green P/2023/0672 NRW:00968703

Dear Sarah,

Thank you for your enquiry in relation to the above application.

Under the terms of the section that you have quoted, the treatment plant would only screen out if discharging to a soakaway, however, the applicant was proposing a discharge to a watercourse. Therefore our response dated 27th February 2024 still applies.

The latest that we had heard concerning the application, was that the applicant would investigate with Welsh Water concerning connecting the proposal to the main sewer.

Kind regards,

Gareth Thomas
NRW

----- Original Message -----

From: Sarah Brett <sarah.brett@wrexham.gov.uk>;

Received: Thu Jul 04 2024 15:02:25 GMT+0100 (British Summer Time)

To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North

Planning <northplanning@cyfoethnaturiolcymru.gov.uk>; Ecology@wrexham.gov.uk;

Subject: Sewage Treatment Plant at St Deiniols Crabtree Green P/2023/0672 NRW:00968703

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni, atodiadau agored nac sganio codau QR oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Good Afternoon,

Following the publication of updated guidance by NRW in relation to phosphates:

[Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive river Special Areas of Conservation](#)

From what I can see, an application which proposes a private treatment works can be screened out as follows:

Private sewage treatment systems discharging domestic wastewater to ground, built to the relevant British Standard (BS 6297:2007+A1:2008) having a maximum daily discharge rate of less than 2 cubic metres (m3) and where the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and at least 50m from any other known discharge to ground.

Would this mean that the above application can now be screened out?

If so, what information does the applicant /agent need to provide in order to assist with this?

Many thanks

Sarah

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www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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