



Nicola Sugg
Consultant Hydrogeologist
& Hydrologist

Fiona McClements
Dunham House
Dunham Hill
Frodsham
WA6 0NQ

13th September 2022

Dear Fiona

RE: OUTLINE PLANNING APPLICATION, TYN Y COED, CHESTER ROAD, ROSSETT – FOUL DRAINAGE ASSESSMENT

1.0 Introduction and Aims

This letter report has been prepared to support an outline planning application for the replacement of the existing residential dwelling and the erection of nine additional dwellings at Tyn Y Coed, Chester Road, Rossett LL12 0DE.

Natural Resources Wales (NRW) has provided a statutory pre-application consultation response under Article 2D of the Town and Country Planning (Wales) Order 2012 as amended. NRW's response states that: *the application site lies within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). Any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened by the LPA through a Habitats Regulations Assessment (HRA).*

The suitability of foul drainage arrangements for the proposed development is a matter for the LPA to determine. We therefore advise that as part of any future planning application submission, you provide the LPA with sufficient details of the proposed method of foul drainage to inform their HRA.

In accordance with NRW's consultation response, this document outlines the proposed foul drainage arrangements for the development and provides relevant details for the LPA's review and assessment.

2.0 Development Proposals & Foul Drainage Arrangements

This document supports an outline planning application only, for the replacement of the existing residential dwelling and the erection of nine additional dwellings at Tyn Y Coed, Chester Road, Rossett. The final development layout is subject to confirmation, but initial plans are for the provision of nine additional 4-bedroom detached dwellings.

nicola@nsugg.co.uk

www.nsugg.co.uk

07866 374158

Nicola Sugg trading style of NSugg Limited (company number: 08043774)
Registered Office: Grove Hill House, Martinstown, Dorchester, Dorset DT3 9JP

Welsh Water has been consulted to obtain public sewer records and details of the sewer capacity for the proposed development; their consultation response is appended to this document.

Welsh Water has confirmed that foul flows from the proposed development can be accommodated within the local public sewerage system and that the development should discharge to the combined foul sewer in Chester Road, at or downstream of manhole SJ36578398, located immediately adjacent to the application site. This sewer eventually discharges to Welsh Water's Lavister Wastewater Treatment Works.

3.0 Assessment of Phosphate Loading within River Dee and Bala Lake SAC

NRW has confirmed that the application site lies within the catchment of the River Dee and Bala Lake, where, in the absence of mitigation, any development that might increase the amount of phosphate within the catchment, including residential, may lead to damaging effects to the SAC.

The 2021 Dee Catchment Phosphorus Reduction Strategy (Consultation Draft)¹ outlines the sensitivity of the River Dee SAC and the need for a Dee Catchment Phosphorus Reduction Strategy (DCPRS). Section 5 of the report sets out the recommended measures for the DCPRS and states:

A Developer Contribution Scheme (DCS) is a key requirement of the DCPRS in demonstrating how mitigation required to facilitate LDP growth can be calculated and secured by planning.

The purpose of the DCS is to provide a strategic approach to mitigation that facilitates the delivery of new development within the catchment.

Initially the DCS will focus on the strategic issue for the LDP examination, residential development.

However, no further update to the Dee Catchment Phosphate Reduction Strategy, or details of the proposed Developer Contribution Scheme, are currently available.

The Welsh Government also acknowledges the planning constraints imposed by the assessment of phosphorus pollution in Wales's SAC rivers, and eight areas of intervention were agreed at the July 2022 SAC Rivers Summit². These include: supporting Nutrient Management Boards with an agreed roadmap outlined within a SAC Rivers Action Plan due Autumn 2022, a universal, all-Wales nutrient calculator, a 'menu' of potential mitigating actions and interventions, a platform for nutrient offsetting and exploring the potential of nutrient trading.

¹ Wrexham County Borough Council and Flintshire County Council, November 2021, The Dee Catchment Phosphorus Reduction Strategy, Consultation Draft.

² Welsh Government, 1st August 2022, Mark Drakeford MS, First Minister, Written Statement: River Pollution Summit at the Royal Welsh Show. [Written Statement: River Pollution Summit at the Royal Welsh Show \(1 August 2022\) | GOV.WALES](#)

Therefore, whilst the Welsh Government and LPA (Wrexham County Borough Council) both acknowledge the constraints to new development caused by this issue, and the requirement for a prompt co-ordinated response, no action plan, developer contribution scheme or other generic, approved mitigation option is currently available (if required) for developers in this area.

However, Welsh Water's consultation response (appended) confirms that Lavister Wastewater Treatment Works has a phosphate consent and that no problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from the application site. Therefore, it is inferred that Lavister Wastewater Treatment Works has appropriate treatment facilities to reduce phosphate to acceptable (permitted) levels and would continue to meet this consented phosphate discharge limit if the treatment works received foul flows from the proposed development.

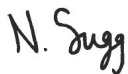
NRW's current online advice to planning authorities for development proposals involving connection to public wastewater treatment works in the catchment of a phosphorus sensitive river SACs states:

Whilst the phosphorus impacts of new connections should be considered on a case-by-case basis, it is likely that a conclusion of no adverse effect on site integrity could be drawn in most cases in the context of water quality impacts where both of the following apply:

- *the environmental permit for the associated wastewater treatment works has been reviewed against revised conservation objectives for water quality*
- *there is capacity in place to accommodate the additional wastewater in compliance with revised permit limits.*

Therefore, based on the above guidance and confirmation from Welsh Water that the proposed development can discharge foul flows to Lavister Wastewater Treatment Works, which would remain compliant with its phosphate discharge limit, it is inferred that the proposed development would result in no adverse effects on the receiving SAC. Therefore, no additional mitigation is considered necessary for the reduction of phosphate from the development. Appropriate phosphate reduction treatment capacity is provided by the public wastewater treatment works, thus ensuring no constraint to the proposed development.

Yours sincerely



Nicola Sugg B.Sc. M.Sc. MCIWEM

Encl. Welsh Water Pre-Planning Enquiry Response, 1st September 2022.

Ms Fiona McClements
Dunham House
Dunham Hill
Frodsham
Cheshire
WA6 0NQ

Date: 01/09/2022
Our Ref: PPA0007107

Dear Ms McClements,

Grid Ref: 336758 357351

Site Address: Tyn Y Coed, Chester Road, Rossett

Development: Demolition of existing property and erection of 10 replacement dwellings.

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to 10 replacement dwellings at Tyn Y Coed and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Lavister Wastewater Treatment Works (WwTW).

Asset Protection

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal.

In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that the flows should be connected to the combined sewer at or downstream of manhole SJ36578398 located in Chester Road. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.



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We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

Foul Water Drainage – Sewage Treatment

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications. The flows from this development would eventually drain to our Lavister Wastewater Treatment Works which has a phosphate consent.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services



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Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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Dŵr Cymru
Welsh Water

PPA0007107 Public Sewer Record



LEGEND(Representative of most common features)

Waste networks:

	Foul chamber		Surface water chamber		Outfall
	Combined chamber		Lampole		Storm Overflow
	Combined sewer overflow		Rising main		Gravity sewer
	Special purpose chamber		Private sewer		Private sewer subject to Sect. 104 adoption agreement
	Treatment works		Private Sewer Transfer		Lateral Drain
	Pumping station		Inspection Chamber		

NB: Sewer symbol colour indicates the type.

RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - Former S24 sewers (for indicative purposes only)

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cylfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the understanding that it is based on the best information available and is not warranted as to its correctness in the event of excavations or other works made in the vicinity of the company's apparatus. The error of locating apparatus liable for carrying out any excavations made entirely on your. The information which is supplied by the Company is done so in accordance with statutory requirements of sections 104 and 105 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of water mains, service pipes, drains, lateral drains or other apparatus and any excavation should be made in accordance with the provisions of the Water Industry Act 1991 and the Company's liability is limited to the provisions of the New Roads and Street Works Act 1991 and the Company's liability is limited to the provisions of the New Roads and Street Works Act 1991.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

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