

Wrexham CBC Local Planning Authority P/2023/0361

HRA Screening Report for Phosphate inputs in the river Special Areas of Conservation (SACs)

River Dee and Bala Lake/ Afon Dyfrdwy a Llyn Tegid (UK0030252)	
Annex I habitats present which are a primary reason for selection of this site:	3260 Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation
The Annex II species that are a primary reason for selection of this site are:	1106 Atlantic salmon <i>Salmo salar</i> 1831 Floating water-plantain <i>Luronium natans</i>
Annex II species present as a qualifying feature, but not a primary reason for site selection:	1095 Sea lamprey <i>Petromyzon marinus</i> 1096 Brook lamprey <i>Lampetra planeri</i> 1099 River lamprey <i>Lampetra fluviatilis</i> 1163 Bullhead <i>Cottus gobio</i> 1355 Otter <i>Lutra lutra</i>

SCREENING FOR PHOSPHATE INPUTS

Planning reference:	P/2023/0361
Site Name:	WILLINGTON LODGE HORSEMANS GREEN WHITCHURCH SY13 3BZ
Description of development:	TROSI YSGUBOR YN LLEOLIAD PRIODAS / CONVERSION OF BARN INTO WEDDING VENUE
SAC River catchment	River Dee
Phosphate inputs: NRW have advised that the following types of development are unlikely to increase phosphate inputs:	

	Type of development - NRW criteria:	Relevant information:	Comments / observations:	Criterion satisfied:
1.	Any development that does not increase the volume or concentration of wastewater;			No
2.	Any development which improves existing water quality discharges by reducing the phosphate load of wastewater, or by decreasing the volume of wastewater produced (e.g. by improvements to existing wastewater treatment infrastructure);			N/A
3.	Any development connecting to a public wastewater treatment works where the permit has phosphate conditions in place and the sewerage undertaker has confirmed that there is capacity to treat the additional wastewater and the additional phosphate from the proposed development;			N/A
4.	Private sewage treatment systems discharging domestic wastewater to ground into drainage fields constructed to the relevant British Standards and which are located more than 50m from the SAC (or a hydrological pathway to the SAC), and which have a daily discharge rate of less than 2 cubic metres (m ³)	See consultation responses of NRW and ecology officer.		No
5.	Development to an existing residential property (e.g. extensions) that does not increase occupancy or the volume of drainage.			N/A

Wrexham CBC concludes that:		A full HRA Screening and Appropriate Assessment will be undertaken in consultation with Natural Resources Wales.	
	Date	Officer	
Completed by	28/2/2024	Planning Officer	Simon Greenland
Checked by	28/02/2024	Lead Officer – Development Management	Gwyn Humphreys