

Wrexham CBC Local Planning Authority

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 *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation

The Annex II species that are a primary reason for selection of this site are:

- 1106 Atlantic salmon *Salmo salar*
- 1831 Floating water-plantain *Luronium natans*

Annex II species present as a qualifying feature, but not a primary reason for site selection:

- 1095 Sea lamprey *Petromyzon marinus*
- 1096 Brook lamprey *Lampetra planeri*
- 1099 River lamprey *Lampetra fluviatilis*
- 1163 Bullhead *Cottus gobio*
- 1355 Otter *Lutra lutra*

Application Number: P/2022/0837

Site Name: IMPERIAL BUILDINGS, KING STREET

Brief Description: CHANGE OF USE OF FIRST AND SECOND FLOORS FROM OFFICES TO 14 RESIDENTIAL UNITS (10 STUDIO APARTMENTS AND 4 ONE BEDROOM APARTMENTS)

Waste Water Treatment Works: Five Fords

NRW advice on what this means for development proposals involving connection to public wastewater treatment works:

Where a wastewater treatment works permit has been reviewed against revised phosphorus targets and, in some cases, varied accordingly, new developments connecting to the associated public sewer should still be subject to a Habitats Regulations Assessment by the Planning Authority. Whilst the phosphorus impacts of new connections should be considered on a case-by-case basis, it is likely that a conclusion of no likely significant effect could be drawn in some cases in the context of water quality impacts where the following apply:

	Criteria (all must be satisfied):	Relevant information:	Comments / observations:
	The environmental permit for the associated wastewater treatment works has been reviewed against revised conservation objectives for water quality	x	Confirmed by WW
	There is capacity in place to accommodate the additional wastewater in compliance with revised permit limits.	x	Confirmed by WW
	The sewer network and associated WwTW has the hydraulic capacity for new connections without leading to an increase in the	x	Confirmed by WW

	environmental impact of storm overflows		
	Information submitted includes: - confirmation of how foul drainage will be managed - scale plans showing the location of the nearest public sewer and proposed connection point - that rainwater is kept separate from foul wastewater and discharged in line with planning guidance on rainwater disposal.	Foul connection would remain to the Five Fords WwTWs.	No change to the current drainage arrangements for the building
New developments connecting to the associated public sewer should still be subject to a Habitats Regulations Assessment by the Planning Authority. The scope of a Habitats Regulations Assessment may need to be wider than the scope of the permit review and consider other site characteristics, new information or changes in circumstances. Are all the above questions resolved?			<u>Yes</u>

The LPA concludes that: (delete as applicable)	The development is screened out as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as there is unlikely to be a source of additional phosphorus or pathway for impacts.		
<u>Where increases in phosphate inputs in the SAC can be screened out as a result of this development, a summary of following will be included in the Officer's Report</u>			
Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site previously (designated pursuant to EU retained law) the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new phosphate standards for the river Special Areas of Conservation (SACs) in Wales (21st January 2021). Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition. This application has been screened in accordance with Natural Resources Wales' advice for planning applications within the river Special Areas of Conservation (SACs) catchments (version 3.1 published August 2023). It is considered that No Likely Significant Effects on the SAC are anticipated as a result of these development proposals as there is unlikely to be a source of additional phosphorus or pathway for impacts. The development is therefore screened out as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as it falls within the following criterion in the interim advice:			
	Date	Officer	
Completed by	08/03/2024	Sharon Holman Planning Officer	
Checked by	20/03/2024	Lead Officer - DM	Gwyn Humphreys

