

Ein cyf/Our ref: CAS-252084-J4J5
Eich cyf/Your ref: P/2024/0087

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 28 March 2024

Dear Sir/Madam,

PROPOSAL: VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/2021/0640 TO INCREASE NUMBER OF CARAVANS FROM 5 TO 8.

LOCATION: CHAPEL FARM MEADOWS, WHITEWELL, WHITCHURCH, WREXHAM, SY13 3AL

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 21 March 2024.

We have no objections to the discharge of condition 7 for the above proposal.

Condition 7

We note that condition 7 for planning permission P/2021/0640 states the following:

"Notwithstanding drawing no.20_1124_003 Rev D there shall be no more than 5 no. 4 person holiday touring caravans on the land at any one time

Justification: To safeguard the integrity of the River Dee SAC in accordance with policy EC6 of the Wrexham Unitary Development Plan."

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

However, recognising the specific nature of the application submitted the private sewage treatment system which meets the screening criteria set out in our Planning Advice, as the updated plan (Sumner Consultancy (Sept 2021) Drawing number 719-21-15 Revision H Drainage) omits the farmhouse property and the treatment plant is to only serve 8 people and would therefore remain an exempt discharge. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Therefore, should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

We advise the Applicant make use of our [pre-application advice service prior to applying for an Environmental Permit](#), to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully

Ruth Prichard

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.