

Ms Rhian Chitty
Development Manager Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR.

Your ref: P/2022/0991

9th August 2023

Dear Rhian,

P/2022/0991 Land at The Cottage, Garth Road, Garth, Llangollen, Wrexham, LL20 7UY

We are in receipt of further consultation responses and comments offered by Matthew Phillips - Head of Planning in respect of the above planning application.

Reference is made to justification of the use of a proposed private foul water treatment plant and impacts on the SAC and dialogue with the drainage authority.

Previous correspondence has indicated that an email has been received from Welsh Water that there is a mains sewer available for connection in the highway carriageway and they have not indicated that a connection would be declined, subject of course to a Section 106 Application. However, they do mention that they offer no objection to a private treatment plant in this instance, and I am sure that they have taken in to account that the distance from the top of the drive to the new property will be around 70m and a further length of gravity pipe would be required to make connection via gravity to the public sewer. Access to the property is via a steep and narrow driveway carved into the rock which would make any excavation difficult and expensive, which is the main reason for the use of a Treatment Plant.

Treatment plants have come on significantly over recent years, with particular attention being paid to levels of phosphate and nitrates, with many of the suppliers being able to mitigate up to 95% of phosphates and 75% nitrates. Many of the treatment plants can restrict thresholds to levels of 1.0mg/l which is considered to be excellent. We are aware that the foul water drainage on the mains system discharges to the Cefn Mawr Waste Water Treatment Works, which does appear have an overflow to the River Dee. It is not clear if these works have facility for phosphate scrubbing, where this would have a significant effect on the quality of water that may discharge to the Dee.

Individual treatment plants can provide a clear benefit where both phosphates and nitrate levels can be addressed and lowered. This arrangement therefore provides betterment to an ordinary connection to a publically adopted sewer, particularly if the receiving treatment plan does not have such facility to improve the quality of the waste water produced. A management and maintenance arrangement can be clearly set out by the applicant which will provide regular inspections, annual maintenance and emptying, which may not be the case with a public system. This is borne out by the ongoing investigations by the Water Industry regulators and NRW over existing

spillages from Water Authority treatment plants and where raw sewerage is pumped into the Rivers. Of course, many of the Water Authority treatment plants are in close proximity to a water course for this very reason. By regulation individual treatment plants are not permitted within set parameters and distances to minimise risks, although this does not appear to be applicable to Water Authority treatment plants.

The land in which the proposed foul water treatment plant will sit is an existing paddock laid to permanent pasture and is not therefore treated with any farm manure or other manmade fertilizer. The ground has suitable porosity and the watercourses are well in excess of 800m to the southeast, so there will be no risk to this source given the significant distance between the two. We note that the property to the south-east is also served by a treatment plant, with this apparently located to the south of the property. This is approximately 165m from the site and vertically is around 20m difference in level. Ordinarily we would expect any discharge of water from the treatment plant to discharge in a natural gravitational manner where this would not in any way reach the second source of foul water treatment and would not therefore in our opinion have any effects on that system. We are aware and have confirmed that the ground has good porosity and is therefore suitable ground to utilise a private treatment plant. From the tests conducted, no groundwater was encountered within 1.0m of the bottom of the trench.

We do note that guidance advises that ordinarily a distance of 200m is required between treatment plants in the SAC, however given the nature of ground conditions and level difference, we do not consider that the short margin the distance between these should have any detrimental effect on the SAC or immediate or wider area such to be non-compliant with regulations. Of course, we would expect a balanced view to be taken where all criteria cannot be met, but betterment is achieved over and above a simple connection to the public sewer and where phosphate levels and nitrate levels can be mitigated and reduced.

You will be aware that the existing cottage is already served by a septic tank and drainage field, which is historic and likely predates the treatment plant to the property to the southeast. It is suggested that this is upgraded and ideally serves both properties where betterment can be made with the use of a treatment plant where it is known that the water quality is improved over and above that from a septic tank. Moreover, it is easier to equip the treatment plant with a phosphorus scrubber and lower the phosphorus levels and nitrate levels accordingly. We would contend that this betterment alone should be supported, even where all current legislation and guidance provide minimum set distances for other treatment plants and stand offs.

In conclusion, we consider that the replacement of the septic tank will provide significant benefit to the SAC, will enable phosphate levels and nitrate levels to be lowered to their minimum, will have no effect on the public water authority treatment system and will not add to the load when that system may fail and will have no effect on the River Dee given the distance between the two and the good porosity of the ground. Welsh Water have indicated they would not object to this arrangement, but similarly would not prevent a sewer connection. However, the cost of providing such up a steep, narrow access which serves the site and provides structural integrity to the public highway must be seen as preventative for such a connection and would ultimately be expensive to install any piped system over this 75m length. We would ask therefore that due consideration is given to the above and the benefits that can be derived that negate the shortfall in only one of the criteria set out.

We trust the above sets out our considered arguments for permitting such a drainage arrangement where clear benefit is made and betterment to the existing facility and

you will now on balance be in a position to support the application. Set out below is the email from Welsh Water, which hopefully will indicate their support.

Kind regards.

Yours sincerely,

A W Gough
Director

cc. 1. Cllr Rondo Roberts
2. Matthew Phillips – Head of Service Planning Policy
3. Craig Marsden – Applicant's Planning Consultant
4. Bronwen Roberts – Applicant

RE: P/2022/0991 - Land At The Cottage, Garth Road, Garth, Llangollen, Wrexham, LL20 7UY



Jake MacMillan <Jake.MacMillan@dwrcymru.com>
To: Andrew Gough



Tue 04/07/2023 13:34

Hi Andrew,

Thanks for your email below, I'm happy to assist with this. Whilst it appears that there is a sewer in the vicinity, I would note that it is not our place to assess the suitability of pursuing a private treatment plant. That being said we'd offer no objection to a private treatment plant.

Best regards,



Jake MacMillan
Development Planning Officer | Developer Services
Dŵr Cymru Welsh Water



T: 0800 917 2652 | E: 45xxx | M: 07557860559



A: PO Box 3146, Cardiff, CF30 0EH



W: dwrcymru.com



E: developer.services@dwrcymru.com

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#)

From: Andrew Gough <andrew@awgough.co.uk>

Sent: Tuesday, July 4, 2023 11:56 AM

To: Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Subject: P/2022/0991 - Land At The Cottage, Garth Road, Garth, Llangollen, Wrexham, LL20 7UY

***** External Mail *****

Morning Henry

I trust this email finds you well.

We have been assisting with the above planning application which is for a single dwelling only. I am aware that Welsh Water have made a consultee response, which is fairly standard, whereby confirmation is given that there is adequate spare capacity in the public sewer to accommodate the dwelling. The response then asks for the imposition of a standard type of condition seeking appropriate surface water and foul water drainage to be submitted.

A drainage plan has been submitted and is attached for ease of reference. Unfortunately, not immediately obvious unless a site visit has been made is the level difference between the county highway and the plot level, with and approximate drop of around 4.5m. Furthermore, the distance from the top of the drive to the new property will be around 70m a further length of gravity pipe would also be required to make connection via gravity to the public sewer in the highway, making the overall distance around 75m. The access to the new property is steep and via a fairly narrow at around 2.5m wide and currently serves an existing dwelling. The existing adjacent dwelling 'The Cottage' is served by its own foul water treatment plant.

According to NRW binding rules if the connection to a sewer is over 30m and there is sufficient reason not to provide a connection to a single property then a treatment plant can be provided. In this instance however NRW have asked that written confirmation is obtained from Welsh Water that they have no objection to the proposed arrangements. As mentioned above there is a 4.5m level difference, excavating in a narrow drive, where access is to be maintained for the existing dwelling and overall distance that a main would need laying.

I would ask therefore if you would be happy to provide a short confirmatory note that you would have no objection to this single property having its own foul water treatment plant. As the ground has good porosity a drainage field will accompany the treatment plant and all surface water will drain to soakaways and will be Suds compliant.