

Ein cyf/Our Ref: CAS-234687-G0G9
Eich cyf/Your Ref: P/2023/0474

Wrexham County Borough
Council, The Guildhall,
Wrexham,
LL11 1AY

Dyddiad/Date: 05 September 2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD/PROPOSAL: Variation of condition 4 of planning permission p/2021/0494 to amend drainage strategy.

LLEOLIAD/LOCATION: Unit 6 Pacific Park, Bridge Road North, Wrexham Industrial Estate

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 07/08/2023.

We have concerns with the application as submitted. We do not recommend your Authority varies condition 4 as further information should be sought concerning foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites and Foul Drainage

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.

We note from the information submitted that the application to vary condition 4. We note from the Application form that it states, "we have been unable to secure connection to the foul mains so are proposing installation of a package treatment plant". We would advise that the Applicant you should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Approach the sewerage undertaker to reach an agreement for a connection to the foul sewer.
- If the sewerage undertaker refuses connection to the public sewer, request that they adopt the proposed treatment system.

- If the sewerage undertaker refuses both of the above, you must appeal the refusal with Ofwat.

For further details please see [Natural Resources Wales / Private sewage treatment in an area with a public sewer](#)

The applicant should be aware that should a connection to the mains sewer not be feasible, you will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.

As stated above, it is expected that developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. NRW will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. NRW also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.

Therefore, the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to confirm the proposed means of foul drainage from the site and seek further information from the applicant as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works'.

Should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

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.

Yn gywir / Yours faithfully

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

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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.