

Chris Smith

From: Chris Smith
Sent: 27 September 2023 08:49
To: Ryan Norman
Subject: FW: ATI-25846a WS1Ext230316 Response - P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues

Good Morning Ryan

NRW have confirmed a new permit has been issued for Lavister, please can you confirm for the following sites:

- there is capacity to treat additional wastewater from the proposed development within revised environmental permit limits, or
- the necessary treatment capacity to remain within revised environmental permit limits will be delivered within the agreed Asset Management Plan (AMP) and that when implemented the treatment capacity will ensure that additional wastewater generated in consequence of the proposed development will remain within the revised permit limits and
- that the sewer network and associated WwTW has the hydraulic capacity to accommodate additional wastewater without contributing to an increase in frequency or duration of storm overflows.

SAC Catchment	WwTW Name	Site name	Total number of proposed units	LPA Planning Application reference
Dee	LAVISTER	Land north and south of Rossett Road	132	P/2018/0560 & P/2022/0241
Dee	LAVISTER	BARTON HOUSE DARLAND LANE ROSSETT WREXHAM	4	P/2016/0303
Dee	LAVISTER	BROAD OAK FARM LLYNDIR LANE ROSSETT WREXHAM	10	P/2018/0888
Dee	LAVISTER	Croeshowell, Llay	6 Camping pods	P/2021/0260
Dee	LAVISTER	MARFORD GATE CHESTER ROAD GRESFORD WREXHAM	2	P/2020/0724

Kind Regards

Chris Smith

Arweinydd Polisi Cynllunio / Planning Policy Lead
Economi a Chynllunio/Economy and Planning



Phone Number 01978 298752
Cyngor Bwrdeistref Sirol Wrexham, Stryt y Lampint, Wrexham LL11 1AR
Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR
wrexham.gov.uk | wrecsam.gov.uk
twitter.com/wrexhamcbc | twitter.com/cbswrecsam
facebook.com/wrexhamcouncil | facebook.com/cyngorwrecsam



From: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturaolcymru.gov.uk>

Sent: 27 September 2023 07:28

To: Chris Smith <Chris.Smith@wrexham.gov.uk>

Cc: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturaolcymru.gov.uk>

Subject: RE: ATI-25846a WS1Ext230316 Response - P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues

Good morning Chris

Thank you for your email yesterday. I have spoken with the Team Leader of the Permit Delivery Team and she has confirmed that the variation for Lavister WwTW was issued on 21/09/2023. This was to change the national grid references of flow monitoring points as specified in permit CM0077501. Dry weather flow conditions were also updated.

No changes to the Phosphorus limits were identified as part of the Review of Permits and therefore a permit variation was not needed for this site under the Review of Permits.

You can view the varied permit on our Public Register here:

[Public register - Customer Portal \(naturalresources.wales\)](#)

This will bring up all documents from September 2018 so you will need to sort by the date to see the most recent documents.

I hope this answers your query.

Thank you

Katrin

Enw / Katrin Raynor MSc FRAS FRGS

Teitl swydd / Uwch Swyddog Gohebiaeth / Senior Correspondence Officer

Adran / Cyswllt Cyfoeth / Customer Hub

Rhif ffôn / 03000 654 427

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



From: Chris Smith <Chris.Smith@wrexham.gov.uk>

Sent: 26 September 2023 11:35

To: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>

Subject: RE: ATI-25846a WS1Ext230316 Response - P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni nac atodiadau agored oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Good morning

Sorry for labouring a point, while the existing permit for Lavister will not be amended will a new permit be issued. I gave DCWW your response below but they are still expecting a new permit before they confirm capacity – see below.

'This is fine for Lavister, though we probably need to await the formal issuing of the revised permit before we can provide this – given the below from NRW, I would imagine this will be imminent.'

Thanks

Chris

From: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>

Sent: 14 September 2023 14:28

To: Chris Smith <Chris.Smith@wrexham.gov.uk>

Cc: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>

Subject: ATI-25846a WS1Ext230316 Response - P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues

Dear Chris,

Thank you for your email in relation to the above dated 1 September 2023.

The permit for Lavister Wastewater Treatment Works (WwTW) was being reviewed - undertaken as part of Asset Management Plan 7. The Permit Delivery team confirmed they will not be amending the permit for the Review of Permits project as the current limit of 1mg/l has been

modelled and agreed as satisfactory to meet revised phosphorus targets. Therefore, the existing permit can be used to inform decision making.

There will be a requirement for the local planning authority and for Dŵr Cymru Welsh Water (DCWW) to determine whether WwTWs have capacity for new connections within the permitted limit for phosphorus.

In relation to Cefn Mawr Waste Water Treatment Works (WwTW), the permit has been reviewed to check if any changes are needed for phosphorus and the modellers have confirmed the current 1mg/l limit meets the river needs as part of the Review of Permits.

The permit is undergoing a variation at the moment for the addition of monitoring conditions following installation of an MCERTS meter and an Event Duration Monitor meter for the storm tank discharge at the WwTW .

New permit conditions reflecting these installations have been added to the permits. The new permit conditions require the water company to collect and provide data from these meters to Natural Resources Wales. This data will show whether storm tanks at WwTWs are being used correctly and whether the WwTWs are treating the correct amount of wastewater. This variation will not change the phosphorus limits on the permit. We will endeavour to issue the permit for Cefn Mawr as soon as possible, however, please note our wider deadline for completing the Review of Permits is July 2024 with permits being issued in stages between now and next year.

Therefore, from a planning perspective it remains the responsibility for DCWW to advise the Local Planning Authority (LPA) on whether they can allow any new connections (and consider all nuances around that) within permit limits and we will be monitoring the operational compliance with those revised permits limits.

Please see our [Natural Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation](#) (V3.1, published 14 August 2023) and the section '*What this means for development proposals involving connection to public wastewater treatment works?*'. Decisions on development planning applications may now be based on this advice.

We are advising that a planning authority may draw a conclusion of no likely significant effect (in the context of phosphorus impacts) for new connections to a public sewer where:

- the environmental permit for the associated wastewater treatment works has been reviewed against revised conservation objectives for water quality;
- there is capacity in place to accommodate the additional wastewater in compliance with revised permit limits; and
- the sewer network and associated WwTW has the hydraulic capacity for new connections without leading to an increase in the environmental impact of storm overflows.

I hope this is of assistance.

Kind regards,

Tristan

Tristan Williams

Uwch Swyddog Gohebiaeth / Senior Correspondence Officer

Cyfarthrebu, Cwsmer a Masnach / Communications, Customer and Commercial

Rhif ffôn / Phone number: 03000 65 4114



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.



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naturalresources.wales

From: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>

Sent: 01 September 2023 16:22

To: Chris Smith <Chris.Smith@wrexham.gov.uk>

Cc: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>

Subject: ATI-25846a WS1Ext230316 Acknowledgement - P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues

Dear Chris,

Thank you for your email in relation to the above, dated 1 September 2023.

I confirm my colleagues are liaising on this matter, and we will respond within 10 working days.

If you have any queries regarding this issue in the meantime, please do not hesitate to contact us.

Yours sincerely,

Tristan

Tristan Williams

Uwch Swyddog Gohebiaeth / Senior Correspondence Officer

Cyfarthrebu, Cwsmer a Masnach / Communications, Customer and Commercial

Rhif ffôn / Phone number: 03000 65 4114



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From: Chris Smith <Chris.Smith@wrexham.gov.uk>

Sent: 01 September 2023 15:25

To: SAC Rivers Enquiries / Ymholiadau Afonydd ACA <SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>

Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: FW: P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues

Importance: High

Rhybudd: Deilliodd yr e-bost hwn o'r tu allan i'r sefydliad. Peidiwch â chlicio dolenni nac atodiadau agored oni bai eich bod yn cydnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Good afternoon

I am seeking clarification regarding the implications of the bottom emails (from NRW) in this chain.

We had been waiting for the issuing of a new permit at Lavister (and incidentally Cefn Mawr) for us to be certain a review of permits had been undertaken for these treatment works. The email below from NRW, via a developer, is stating a review has been concluded but a revised permit is not required and therefore subject to DCWW capacity for new connections within the existing permit we can proceed with planning decisions.

Please confirm or otherwise that we don't require a revised permit at Lavister or Cefn Mawr and subject to the above caveats, can proceed with making planning decisions.

Kind Regards

Chris Smith

Arweinydd Polisi Cynllunio / Planning Policy Lead
Economi a Chynllunio/Economy and Planning



Phone Number 01978 298752
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From: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Sent: 30 August 2023 12:23
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Chris Smith <Chris.Smith@wrexham.gov.uk>
Subject: FW: P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues
Importance: High

Hi both,

Following our conversation, is it possible I could have some support on this one?

Thanks

Rhian

From: Mike Cunningham - MDG <mike@mdg.design>
Sent: 25 August 2023 11:38
To: Rhian Chitty <Rhian.Chitty@wrexham.gov.uk>
Cc: Fiona McClements (fiona@mcclements-uk.com) <fiona@mcclements-uk.com>; Amber Johnson - MDG <amber@mdg.design>
Subject: P/2023/0260 Tyn Y Coed, Rossett: Drainage Issues
Importance: High

REFERENCE EML-OUT/248-07/A/20230825-113420-492

Dear Rhiann

I am writing to update you regarding drainage issues on this project as follows:

1. We confirm that we intend to drain to the Lavister Treatment Works. We are no longer pursuing the wetlands strategy.
2. We attach letter from Welsh Water confirming that there is capacity in the public sewerage network for the development.
3. We attach an email below from Natural Resources Wales confirming that the current limit of 1mg/l at Lavister Treatment Works has been modelled and agreed as satisfactory.

I would welcome your response to this, and hope that this new information will give you enough confidence to approve the scheme.

We are happy to talk through on the phone or face to face if this would help.

Best wishes

Michael Cunningham (mobile 07906 754 982)

Principal



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From: Fiona McClements <fiona@mcclements-uk.com>

Sent: Friday, August 25, 2023 10:44 AM

To: Mike Cunningham - MDG <mike@mdg.design>

Subject: Fwd: ATI-24923d WS1Ext230279 Response - Lavister Wastewater Treatment Works

Kind regards

Fiona McClements

Begin forwarded message:

From: Fiona McClements <fiona@mcclements-uk.com>

Date: 10 August 2023 at 15:39:32 BST

To: Mikes Email <mike@mdg.design>, Amber <amber@mdg.design>

Subject: Fwd: ATI-24923d WS1Ext230279 Response - Lavister Wastewater Treatment Works

Kind regards

Fiona McClements

Begin forwarded message:

From: SAC Rivers Enquiries / Ymholiadau Afonydd ACA
<SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>
Date: 10 August 2023 at 15:36:31 BST
To: fiona@mcclements-uk.com
Cc: SAC Rivers Enquiries / Ymholiadau Afonydd ACA
<SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>
Subject: ATI-24923d WS1Ext230279 Response - Lavister Wastewater Treatment Works

Dear Fiona,

Thank you again for your telephone call in relation to the above on 1 August 2023.

The permit for Lavister Wastewater Treatment Works (WwTW) was being reviewed - undertaken as part of Asset Management Plan 7. However, I have recently been informed that the Permit Delivery team will not be amending the permit for the Review of Permits project as the current limit of 1mg/l has been modelled and agreed as satisfactory.

There will be a requirement for the local planning authority and for Dŵr Cymru Welsh Water to determine whether WwTWs have capacity for new connections within the permitted limit for phosphorus.

I hope this is of assistance.

Kind regards,

Tristan

Tristan Williams

Uwch Swyddog Gohebiaeth / Senior Correspondence Officer

Cyfarthrebu, Cwsmer a Masnach / Communications, Customer and Commercial

Rhif ffôn / Phone number: 03000 65 4114



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Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Cyfoeth Naturiol Cymru Natural Resources Wales

From: SAC Rivers Enquiries / Ymholiadau Afonydd ACA
<SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>
Sent: 02 August 2023 09:26
To: fiona@mcclements-uk.com
Cc: SAC Rivers Enquiries / Ymholiadau Afonydd ACA
<SACRiversEnquiries@cyfoethnaturiolcymru.gov.uk>
Subject: ATI-24923d WS1Ext230279 Acknowledgement - Lavister Wastewater Treatment Works

Dear Fiona,

Thank you for your telephone call in relation to the above on 1 August 2023.

I confirm my colleagues are liaising on this matter, and we will respond as soon as possible within 10 working days.

If you have any queries regarding this issue in the meantime, please do not hesitate to contact us.

Yours sincerely,

Tristan Williams

Uwch Swyddog Gohebiaeth / Senior Correspondence
Officer

Cyfarthrebu, Cwsmer a Masnach / Communications,
Customer and Commercial

Rhif ffôn / Phone number: 03000 65 4114

<image001.png>

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Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

<image002.png>

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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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