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northplanning@cyfoethnaturiolcymru.gov.uk

19/01/2023

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: VARIATION OF CONDITION 1 OF PLANNING PERMISSION  
P/2016/0431 TO EXTEND TIME LIMIT FOR COMENCEMENT OF DEVELOPMENT  
LLEOLIAD / LOCATION: BRYN FARM, GREDINGTON ESTATE, BRYN LANE, HANMER,  
SY13 3DS (V.O.C. 1) V3**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 03/01/2023.

**We have concerns with the application as submitted. We do not recommend your Authority varies condition 1 for the following reasons.**

### **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 21<sup>st</sup> January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), 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 a new Package Treatment Plant is to be installed to provide foul drainage for the change of use from agricultural buildings to form 5 no. residential dwellings. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant.

We note that a drainage report has already been submitted (The Bryn, Gredington Foul Drainage Technical Note. Waterco. December 2022). The report proposes discharge to a drainage field and recommends that Building Regulations Part H percolation tests are undertaken to determine the feasibility of a drainage field. We concur with this recommendation but also advise you to seek further information as identified in the section 'What does this mean for development proposals involving private sewage treatment systems' of the above advice.

We draw your attention particularly to the following excerpts:

“We encourage developers to [use our environmental permitting pre-application advice service](#) when considering private sewage treatment systems to identify any constraints that may apply.”

Also

“We advise Planning Authorities to seek the following information in support of a planning application or Habitats Regulations Assessment for a scheme involving a private sewage treatment system:

- confirmation of how foul wastewater will be managed
- clear scale plans showing the location of the proposed private sewage treatment system and discharge location
- where discharges to ground are proposed, developers should provide the results of infiltration testing with calculations to demonstrate that the drainage field size and design is appropriate for the volume of discharge proposed and follows the relevant British Standard.”

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

**Rhys Jones**

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