

Sarah Hill

From: Emma Broad
Sent: 18 October 2022 16:47
To: Sarah Hill
Subject: RE: P/2022/0798 - Riverside Stud

Hi Sarah, an afternoon of phosphate training has blown my mind!

You're right, we can't screen out (yet) if it's not to a drainage field. I've learnt today there may be some scope to change this in some areas but it would need a long discussion and a policy agreed by committee. Isn't there a public sewer connection near there?

There doesn't look to be any overlap between the 2 sites so will definitely require a new survey.

Emma

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 18 October 2022 14:59
To: Emma Broad <Emma.Broad@wrexham.gov.uk>
Subject: P/2022/0798 - Riverside Stud

Hi Emma,

I'd appreciate your input on this one before I contact them regarding phosphates. The site is within the River Dee SSSI and the SAC 500m buffer. NRW have raised the following issues relating to land contamination which means that discharge to ground might not be possible:

It is noted that the site overlies a historic landfill site (Pen-Y-Bont), is within 74m of the Dee and Bala Lake Special Area of Conservation (SAC), and within 50m of a well. The intention is to dispose of foul drainage via a Package Treatment Plant (PTP). However, no details have been submitted about the treated discharge proposals, i.e. if it would discharge to surface water or ground. Discharging to ground could present a risk to controlled waters given the presence of an historic landfill that is not characterised. We therefore advise that further information is submitted by the applicant to demonstrate that the foul discharge would not intercept the historic landfill and present a risk to controlled waters.

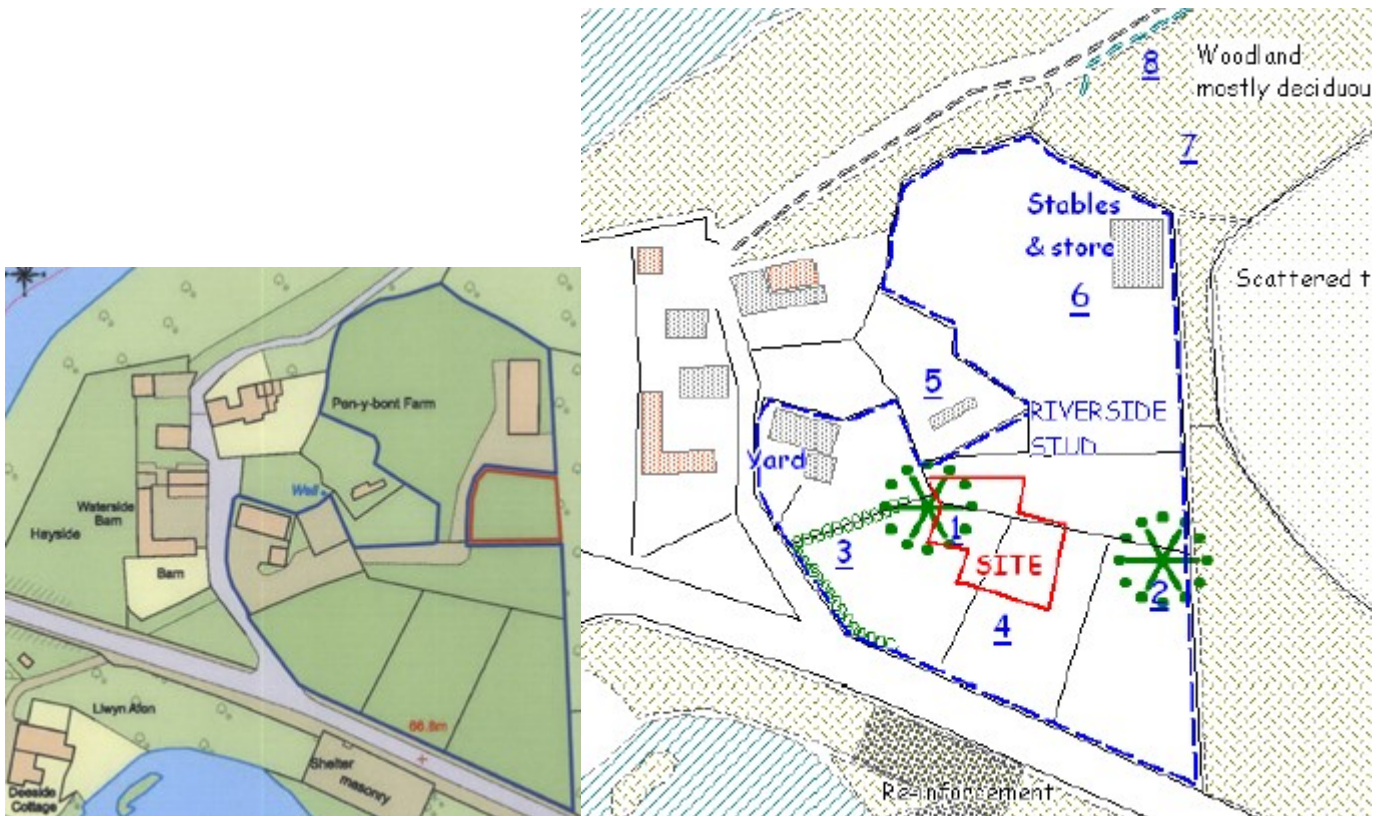
No information has been submitted about surface water drainage proposals. Introducing inappropriate surface water drainage in such close proximity to a landfill could result in migration of pollutants or interfere with the integrity of landfill infrastructure. We therefore advise that further information is submitted to demonstrate that the proposals will not present a risk to controlled waters with respect to the adjacent landfill.

Further information is needed with regards to their proposed private treatment plant. However if it turns out that they can only discharge to surface water, surely this means that at present there would be nothing they could do to satisfy NRW in terms of phosphates?

NRW have also said the following about ecological matters:

We note that the ecological report submitted in support of the above application (Land at Riverside Stud Newbridge, Wrexham Proposed Development Initial Habitat and Species assessment. Camlad Ecology Ltd. February 2021) found that protected species were not using the site. However, the report does not relate to the exact application site, but to a nearby plot of land that was the subject of a previous planning application. We therefore advise that you liaise with your own Authority's ecologist regarding this.

The two plans are compared below. Surely we need to ask for a new ecological assessment covering the correct area?



Can you let me know what you think please. I think this might be one for withdrawal and resubmission given the amount of work that could be required.

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
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Oriau gwaith/Working hours:

Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm

Dydd Mawrth a dydd Lau/Tuesday and Thursday: 08:45am to 2:30pm



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