

Woodsyde Developments Limited

Development Consultants



*Directors: Mr A W Gough
Mrs L M Gough*

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

Your ref: P/2022/0991

20th February 2023

Dear Rhian,

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

We have been passed a copy of the consultation response offered by Natural Resources Wales on the 13th December 2022 regarding the above application and would offer the following response.

We do note that overall NRW do not raise any objections to the proposals, but do point out some procedural detailing. The proposals offered include the use of a suitably sized treatment plant in accordance with Flows and Loads 4, which then outfalls and percolates away into the soils via a drainage field designed in accordance with Building Regulations Part H. It shall be noted from site investigation that the soil is free draining and a Vp value of 19 was achieved from porosity tests. As this is a single property only, according to guidance providing the property sits no closer than 30m or other factors prevent connectivity to an existing sewer, the property can be served by a single treatment plant.

The treatment plant installed will be fully compliant and meet the General Binding Rules and this discharge will be registered as exempt as a private sewage system with NRW. This will not pose an unacceptable risk to the water environment. We do note that there is a level difference of approximately 5-6m between the plot level and the highway carriageway at the site entrance, which would therefore need a pump system and the distance of travel would be in the region of 50-60m. These figures suggest that such drainage arrangement would be more problematic and in accordance with guidance the applicant is well within their right to utilise a treatment plant.

It shall be noted that the nearest ditchcourse is approximately 135m away from the proposed drainage field location and due to the free draining nature of the ground all water will dissipate into the soil before reaching the watercourse. The existing neighbouring dwelling is also served by a septic tank and drainage field and has done for the lifetime of the property, with no detriment to the water environment.

Not only would the cost implications for the single dwelling make this connection unfeasible, but the fact that this connection may undermine the structural integrity of the road also needs to be taken into consideration due to the much higher level of the road.

In conclusion, we consider that we have adequately demonstrated that it is not feasible to connect into the mains sewer due to the cost and risk of undermining the structural integrity of the access serving the extant property and also Garth Road. Moreover, the foul water drainage can safely and satisfactorily discharge to an alternative outfall, being a suitably sized treatment plant and drainage field, into ground that is free draining. This will not have any detrimental impact to the water environment and as such the application in term of drainage should be determined positively.

Kind regards.

Yours sincerely,

A W Gough
Director