

Nutrient Neutrality Statement

Site 5, Clywedog Road South, Wrexham

Presented
to: **FI Real Estate Management**

Issued: November 2022

Delta-Simons Project No: 87883.545253

Report Details

Client	FI Real Estate Management
Report Title	Nutrient Neutrality Statement
Site Address	Site 5, Clywedog Road South, Wrexham, LL13 9AE
Project No.	87883.545253
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Quality Assurance

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
2	Final	7 th November 2022	-	<i>L. Antell</i>	<i>J. Rigby</i>	<i>J. Rigby</i>
				Lucy Antell Graduate	Joshua Rigby Associate	Joshua Rigby Associate

About us

Delta-Simons is a trusted, multidisciplinary environmental consultancy, focused on delivering the best possible project outcomes for customers. Specialising in Environment, Health & Safety and Sustainability, Delta-Simons provide support and advice within the property development, asset management, corporate and industrial markets. Operating from across the UK we employ over 210 environmental professionals, bringing experience from across the private consultancy and public sector markets.

As part of Lucion Services, our combined team of 500 in the UK has a range of specialist skill sets in over 50 environmental consultancy specialisms including asbestos, hazardous materials, ecology, air and water services, geo-environmental and sustainability amongst others.

Delta-Simons is proud to be a founder member of the Inogen Environmental Alliance, enabling us to efficiently deliver customer projects worldwide by calling upon over 5000 resources in our global network of consultants, each committed to providing superior EH&S and sustainability consulting expertise to our customers. Through Inogen we can offer our Clients more consultants, with more expertise in more countries than traditional multinational consultancy.



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If you would like support in understanding your carbon footprint and playing your part in tackling the global climate crisis, please get in touch with your Delta-Simons contact above who will be happy to help.

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1.0 Introduction

1.1 Appointment

- 1.1.1 Delta-Simons Limited ("Delta-Simons") has been instructed by FI Real Estate Management (the 'Client') to provide a Nutrient Neutrality Statement to inform a proposed commercial premises located at Site 5, Clywedog Road South, Wrexham, LL13 9AE (the 'Site').

1.2 Project and Policy Understanding

- 1.2.1 In light of a court Judgement (known as Dutch N), Natural Resources Wales (NRW) have advised Wrexham County Borough Council (WCBC) that, in light of the unfavourable condition of the River Dee, which is a designated Special Area of Conservation (SAC), before determining a planning application that may give rise to additional phosphates within the catchment, competent authorities should undertake a Habitats Regulations Assessment (HRA).
- 1.2.2 NRW states the following non-residential developments can result in an increase to phosphorous loading: *'Self-service and serviced tourist accommodation such as hotels, guest houses, bed and breakfasts, self-catering holiday facilities, camping and caravan sites.'* Consequently, developments where overnight accommodation is provided.
- 1.2.3 WCBC state that they are currently *'creating a phosphate calculator for developers to calculate the level of phosphates their development will generate.'* This tool will be designed to quantify the phosphorous loading of an area of land subject to a change of land use and population, in order to identify if proposed developments will be 'Phosphorous neutral'.
- 1.2.4 The aim of this guidance is to reduce the phosphorous input to the Wrexham Levels from new developments, this is due to growing concerns over eutrophication within these sensitive and scientifically important environments.

1.3 Sources of Information

- 1.3.1 The following sources of information have been reviewed and assessed for the purpose of the Nutrient Neutrality Statement:
- NRW's Phosphorus sensitive catchments and Phosphorus compliant waterbodies¹;
 - WCBC New River Phosphate Level Targets²;
 - Hafren Dyfrdwy - Drainage & Wastewater Management Plan Draft (2019)³; and
 - The Dee Catchment Phosphorous Reduction Strategy Draft (2021 PRS)⁴.

1.4 Project Limitations

- 1.4.1 The wider Delta-Simons limitations are contained within Appendix A.

¹ <https://datamap.gov.wales/maps/new?layer=inspire-nrw:ComplianceAssessmentOfWelshRiverSacsAgainstPhosphorusTargets#/>

² <https://www.wrexham.gov.uk/service/development-plans-and-other-planning-policy/new-river-phosphate-level-targets>

³ <https://www.hdcymru.co.uk/content/dam/hdcymru/about-us/pr19/updated-plan/6.2-dwmp-draft.pdf>

⁴ <https://www.flintshire.gov.uk/en/PDFFiles/Planning/Examination-Library-Documents/FCC/FCC031-Phosphate-Strategy.pdf>

2.0 Site Description

2.1.1 The aim of this section of the report is to outline key environmental information associated with the baseline environment.

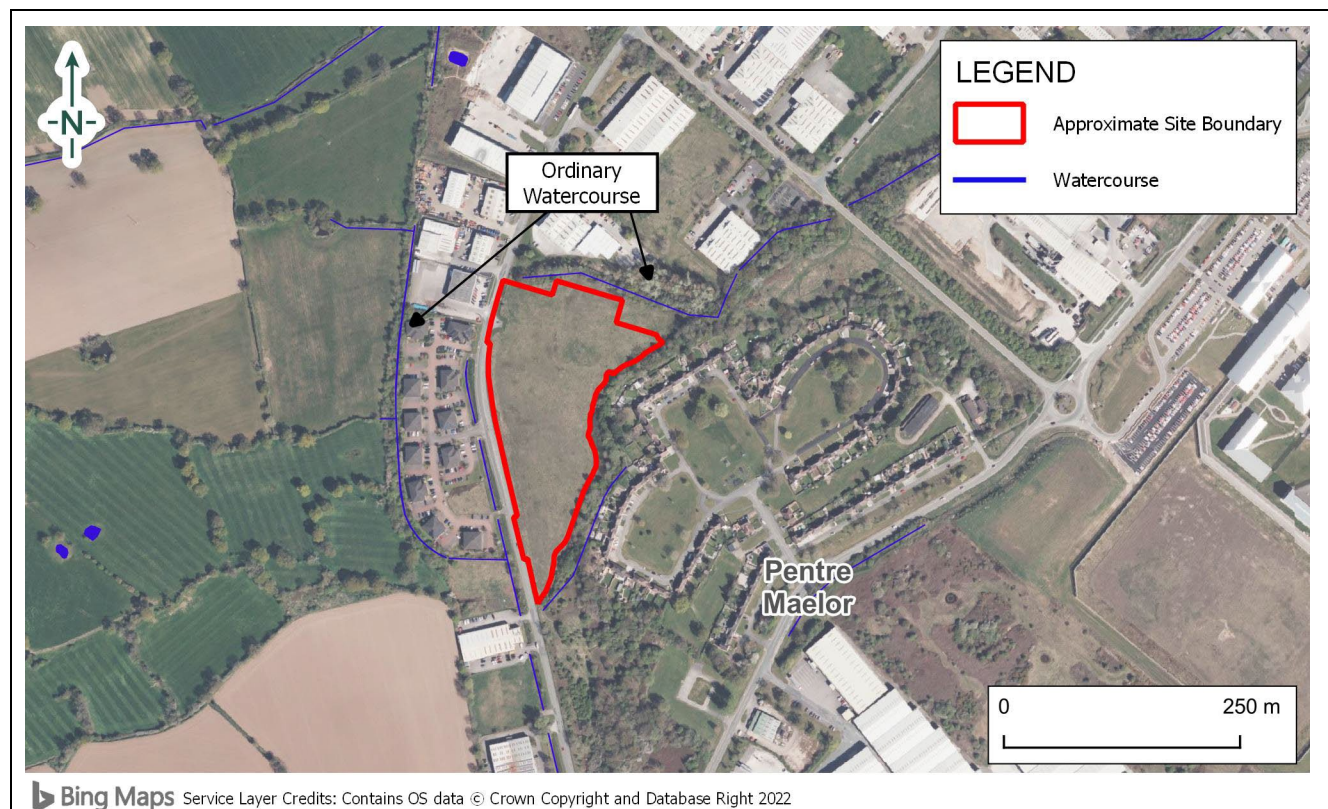


Figure 1: Illustrative Site Layout Plan

Co-ordinates	Centred at National Grid Reference (NGR) 337080, 349100.	Area	3.07 Ha
Site Location	The Site is located to the south-west of Wrexham Industrial Estate, east of Clywedog Road South. The Site lies within the jurisdiction of WCBC.		
Existing Site Conditions	Online mapping (including Google Maps accessed October 2022) shows that the Site comprises of wholly undeveloped greenfield land. The Site is bordered by Clywedog Road South in the west beyond which lies residential developments, residential developments to the south and east, and Nu Instruments to the north, as part of the Wrexham Industrial Estate.		
Proposed Site Conditions	The proposed development is for the erection of one commercial unit with associated HGV loading bays, parking, access and soft landscaping. A proposed development plan is included in Appendix B.		
Receiving WwTW	The receiving Wastewater Treatment Works (WwTW) for the proposed development is Hafren Dyfrdwy.		

3.0 Nutrient Neutrality Statement

3.1 Background

- 3.1.1 The proposed development is for the erection of one commercial unit with associated HGV loading bays, parking, access and soft landscaping.
- 3.1.2 The River Dee is designated as a SAC, and the majority of Wrexham County Borough is located within its catchment. The river is currently failing against NRW's targets. A Nutrient Constraint Zone Map is included within Appendix C.

3.2 Justification

- 3.2.1 The Dee Catchment Phosphorus Reduction Strategy (2021 PRS) details the approach by which developments should undertake a high-level nutrient budget assessment.
- 3.2.2 Section 4.3 outlines the outcome (along with the approach, methodology and key parameters) of the high-level nutrient budget assessment undertaken by the affected authorities completed as part of the DCPRS, which will inform the identification of the required measures to mitigate any surplus P loading arising from growth anticipated as a result of the emerging LDP. Both Councils (WCBC and Flintshire County Council) have said in their respective letter to the Planning Inspectors that "A proportionate assessment of the overall nutrient budget of the development in each plan will be made (i.e. how much phosphorus the planned development in each plan is likely to produce)." The councils reiterated that the catchment wide HRA's do not replace project specific HRAs or implementation monitoring that must be undertaken to provide the necessary certainty required under the Habitats Regulations.
- 3.2.3 The report reiterates that the approach utilised by Natural England's Stodmarsh Lake Nutrient Neutrality Guidance was used and that only new residential developments and other new commercial/employment developments that involve overnight accommodation (e.g. hotels) or any new tourism attractions that will be connected to a WwTW are included in nutrient budget assessment. This is because anyone living in the local WwTW catchments assessed in Flintshire and Wrexham also work and uses facilities in these catchments. Therefore, wastewater generated by that person can be calculated using the population increase from new homes and other overnight accommodation, to avoid double counting. However, new tourism attractions and tourism accommodation are exceptions as these land uses attract other people into the local catchments and generate additional wastewater and consequential nutrient loading to the impacted River Dee freshwater catchment.
- 3.2.4 According to WCBC, the types of development that may be affected by phosphorous river levels and require use of a Phosphate Budget Calculator include:
- *'New residential units including homes, gypsy and traveller sites/pitches;*
 - *Tourism attractions and commercial developments where overnight accommodation is provided;*
 - *Agricultural development, including prior notifications (developments that don't require planning permission, but where we need to check that it is allowed) including additional barns and slurry stores likely to lead to increased herds;*
 - *Prior notifications for change of use of office to homes and agricultural buildings to homes;*
 - *Operations which generate phosphate such as fisheries and car washing facilities.'*
- 3.2.5 The proposed development is a commercial development and, no overnight accommodation is included as part of the proposals. The proposals will not increase the local population and therefore, site users and their phosphate loading has already been accounted for in their residential setting.
- 3.2.6 Therefore, a Phosphate Budget Calculator does not apply to the Site and the requirement for evidence conveying a zero or minus nutrient loading figure is negated.

3.3 Conclusions

- 3.3.1 The NRW and WCBC Nutrient Neutrality Guidance states that the types of development that require use of a Phosphate Budget Calculator do not include commercial developments which do not include overnight accommodation.
- 3.3.2 Therefore, it can be assumed that the proposed development is considered nutrient neutral.

Appendix A - Limitations

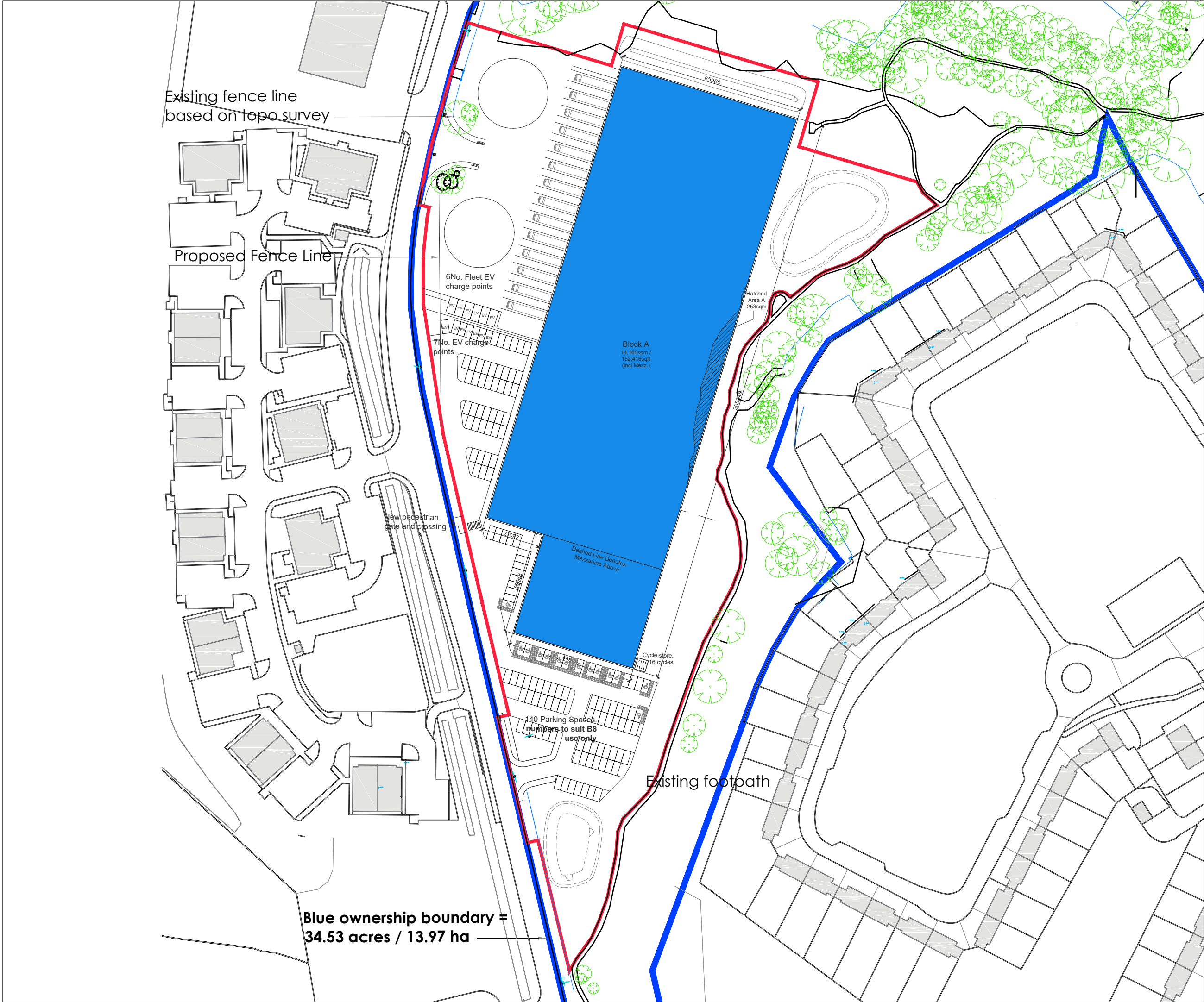
Limitations

The recommendations contained in this Report represent Delta-Simons professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Environmental Consultant. Delta-Simons does not warrant or guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

Delta-Simons obtained, reviewed, and evaluated information in preparing this Report from the Client and others. Delta-Simons conclusions, opinions and recommendations has been determined using this information. Delta-Simons does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which Delta-Simons has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

This Report was prepared by Delta-Simons for the sole and exclusive use of the Client and for the specific purpose for which Delta-Simons was instructed. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than the Client and Delta-Simons, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, Delta-Simons does not intend, without its written consent, for this Report to be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Delta-Simons from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.

Appendix B – Proposed Development Plan



Rev	Description	By	Date
C	Initial Issue	MC	17.08.20
D	Parking repositioned, Building size reduced	MC	31.08.21
E	Existing walkway hatched	MC	04.10.21
F	Fleet EV added. Pedestrian crossing added	MC	18.10.21
G	Highways Updated	MC	02.12.21
H	OS Map Included	MC	06.12.21
P01	Draft Planning Issue	MC	05.01.22
P02	Planning Issue	MC	07.02.22

Internal Areas
Ground Floor: 135K sqft
First Floor: 17K sqft

MC

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Eastgate

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Castlefield

Manchester

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Client

FI REAL ESTATE MANAGEMENT

Project

Site 5

Wrexham

Description

Proposed Site plan

Status

PLANNING

Scale

1:1250 @A3 PJ

Drawn By

1200

Date

MAY21

Revision

P02

Job Number

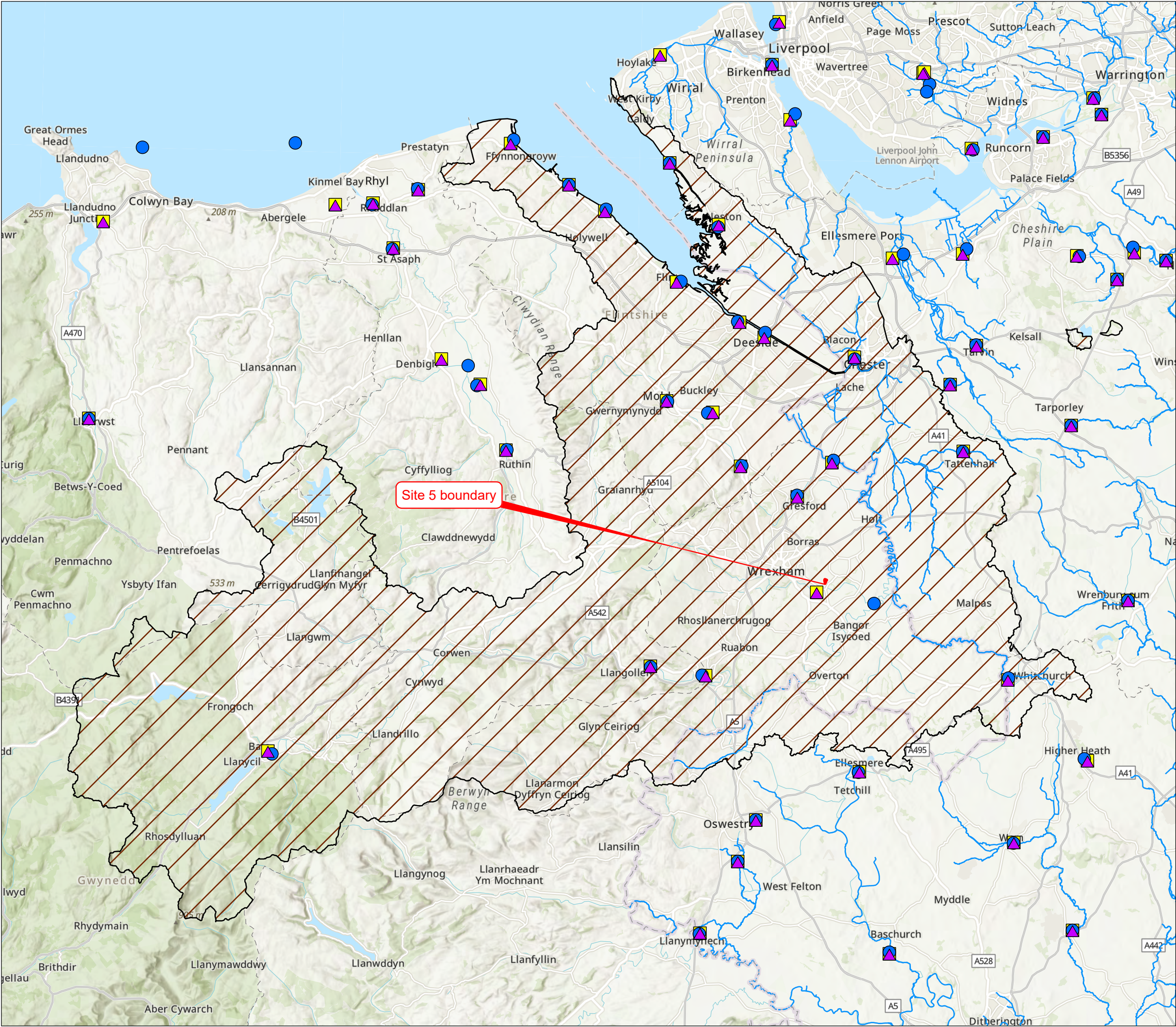
1200

Drawing Number

02-001

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Appendix C - Nutrient Constraint Zone



Legend

- Site 5 boundary
- Nutrient Constraint Zone
- Statutory main rivers
- Agglomerations
- Discharge Points
- Treatment Plants

0 2,500 5,000 7,500 10,000 Meters

Figure Site 5 boundary

Job Kingmoor, Wrexham

Client FI Real Estate Management Limited

Figure No.	X	Revision	A	Date	28/10/2022
Drawn	KH	Checked	LA	Scale	1:280,000 @ A3
Job No.	87883.545253			Central GR	318565E 354350N

DO NOT SCALE.
NOT FOR CONSTRUCTION.

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