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Wrexham County Borough Council,
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ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

09/11/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF 9 DWELLINGS
(ALL MATTERS RESERVED)**

**LLEOLIAD / LOCATION: LAND EAST OF CADNEY LANE, BETTISFIELD, WREXHAM,
SY13 2LW**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18/10/2022.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding, foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, the document identified below should be included in the approved plans and documents condition on the decision notice. Without the inclusion of this document we would object to this planning application.

Arbor Vitae, December 2021. Preliminary Ecological Appraisal. Land At Bettisfield

Foul Drainage

We understand that the development is not served by the public foul sewer and that the application form indicates that foul drainage is to be discharged to a private sewerage system. In these circumstances Welsh Government Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage. In this instance, the Drainage Strategy (Roger Parry & Partners, September 2022. Foul Drainage Strategy. Ref FD066) advises that further tests are undertaken at detailed design stage to establish the best location for the drainage field.

The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development. In particular, the submitted application fails to show that disposal of foul effluent from the proposed package treatment plant would be effective at this location. The developer should follow the percolation test instructions set out in Appendix A of [GPP4](#), and provide details of any porosity/percolation testing results. We would also expect calculations for the specific size of any proposed soakaway(s) or the location of the discharge of foul effluent.

It should be noted that the drainage report (Section 3.2 of the Drainage Report, Ref FD066) states that the total amount of people occupying the proposed houses would be 32. We would advise that this is re-considered. [Flows and Loads 4](#) advises that a 3-bedroom dwelling is considered to have a minimum population of 5, rather than 3 as mentioned in the report.

As the area already has a large number of private sewage treatment systems, we are concerned about the cumulative impact of the additional discharges on the water environment. Therefore, we request that details of the location and size of the soakaway(s)/drainage field along with percolation test results, are submitted prior to the determination on the application.

The developer should ensure there is sufficient space to install the drainage field as set out in BS 6297:2007+A1:2008.

On receipt of the above information we will review our position and advise your Authority accordingly.

The Applicant should be aware that to operate a private sewerage system, they will need to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

Protected Sites

Special Area of Conservation (SAC) and Ramsar

From the information provided, we consider that the proposals may affect the Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses (Wales), and Midland Meres & Mosses Phase 2 (Wales) Ramsar. The application is located within 690m the SAC and Ramsar sites.

we have identified potential impact pathways to features of this site:

1. Foul drainage

The above pathways may not result in an adverse effect if the following measures are adhered to/ implemented:

1. Concerns raised in the foul drainage section of this letter are addressed.

No assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 has been undertaken by your authority or it has not been forwarded to NRW for consideration. Should you conclude that the proposed development is likely to have a significant effect on the European site, we look forward to being re-consulted. In the absence of this assessment, NRW cannot offer assurances that the proposals would not result in an adverse effect upon the SAC.

Site of Special Scientific Interest (SSSI)

NRW consider the proposals have the potential to impact upon the Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded

Ecology

We note that the ecological report submitted in support of the above application (Arbor Vitae, December 2021). The report advises Reasonable Avoidance Measures (RAM's) in respect of Great Crested Newts (GCN). We advise that this submission is satisfactory.

Following implementation of the RAM's, we advise that the proposed development is not likely to harm or disturb the GCN or their breeding sites and resting places at this site.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Please consult us again if any further information shows that this is no longer a lower risk case

- Biosecurity

We advise that you discuss the need for a a Biosecurity Risk Assessment with your Authority's ecologist. This might address the possible introduction of Invasive Non-Native Species (INNS) to the site, in particular Chytrid.

Any Biosecurity Risk Assessment should include measures to prevent the introduction of, and where present, control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment should consider landscaping and other related plans. Any Biosecurity Risk Assessment should be carried out in accordance with the approved details.

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

Garmon Lewis

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