

Sarah Hill

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 07 October 2022 16:27
To: Emma Broad; Sarah Hill; Sarah Hill
Subject: RE: P/2021/0042 NRW:07142817

Good afternoon,

Thank you for your email. The 'Can additional wastewater be discharged to existing private sewage treatment systems?' section from our Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation ([Natural Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation](#)) states:

Development proposals resulting in additional wastewater being discharged to an existing private treatment system are not likely to have a significant effect if:

- *the existing discharge is to ground and*
- *the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and*
- *the design of the existing private sewage system (including the drainage field) has the capacity to effectively treat and discharge the additional wastewater and*
- *increases in effluent discharge to ground can be made where the discharge remains eligible for an existing exemption under the Environmental Permitting Regulations or can operate in compliance with conditions of an extant environmental permit.*

The information we have been provided confirms that the additional foul drainage would be less than 2m³ and go to the existing discharge to ground. The advice goes on to state:

Where increases in wastewater to an existing private sewage treatment system are being proposed in association with a development, Planning Authorities are advised to obtain a detailed design of the private drainage system (including an assessment of ground conditions in the drainage field) to demonstrate that it can accommodate increased flow and continue to operate effectively.

We see there is a plan on the portal for the existing discharge to ground of two cubic metres or less.

Therefore, on the basis of the proposals meeting the above criteria we consider that NRW would not need to undertake a HRA as competent authority for a permit application, as the existing permit exemption remains in place. However, we would advise that the LPA takes the above advice into account when undertaking their HRA as competent authority for the planning application.

If you have any further queries please don't hesitate to contact me.

Kind regards,

Tristan

----- Original Message -----

From: Emma Broad <emma.broad@wrexham.gov.uk>;
Received: Wed Sep 28 2022 09:43:49 GMT+0100 (British Summer Time)
To: Sarah Hill <sarah.hill@wrexham.gov.uk>; Sarah Hill <sarah.hill@wrexham.gov.uk>; North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: P/2021/0042

Morning Sarah,

I've had a look this morning and don't see any issues with the pigeon loft however I could do with some clarity from NRW on the shepherds hut.

Regardless of whether the proposed hut is attached to a new or existing system it is still new overnight accommodation so will be contributing phosphates into the catchment (particularly as occupants will be coming from outside the catchment).

It must therefore pass the screening tests and either be discharged to ground (with all relevant maps and tests carried out), or represent a betterment in the existing situation.

Regardless of whether an existing septic tank has a permit, if this is additional input don't NRW have to do a HRA on that and if so we would need a copy of that for our file? In any case this is separate to the permitting process and represents an increase above the existing. I'm not comfortable screening out until we have a HRA from NRW on the permit and even then I'm not sure.

Regards
Emma

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 27 September 2022 12:35
To: Emma Broad <Emma.Broad@wrexham.gov.uk>
Subject: P/2021/0042

Hi Emma,

Sorry to bother you. I've picked up an old application and there's a consultation response from you from Aug 2021 but it's blank. I can see you replied to an email from Mared in June 2021 but I wondered if this had meant to be a follow up or formal response that for some reason didn't come through. For clarity, the bell tents and yurts have now been removed from the scheme.

Could you take a quick look and see whether you want to make any comments before I determine it?

Thanks

Sarah.

Sarah Hill
Swyddog Cynllunio/Planning Officer
Cynllunio a Rheoleiddio/Planning and Regulatory

Oriau gwaith/Working hours:
Dydd Llun a dydd Mercher/Monday and Wednesday: 08:45am to 15:15pm
Dydd Mawrth a dydd Iau/Tuesday and Thursday: 08:45am to 2:30pm



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