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Wrexham County Borough Council
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29th January 2023

Planning application ref P/2022/1054

Conversion of agricultural building to dwelling, Oddi Ar Y Twmpath, Garth, Glyn Ceiriog Wrexham LL20 7LY

Further to the planning consultation response from Natural Resources Wales (NRW) dated 25/1/23 we provide a response (in italics) to each level of screening as follows.

To screen out the application as a development which is unlikely to increase phosphorus levels the following requirements must be met:

- A private sewage treatment system discharging domestic wastewater to ground built to the relevant British Standard (BS 6297:2007+A1:2008)

The sewage treatment to be provided will comply with these requirements.

- The drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain

The drainage field will be 51m from the nearest surface water feature.

- The drainage field is located more than 50m from a SAC boundary

The drainage field will be 1100m from any SAC boundary.

- The maximum daily discharge rate is less than 2 cubic metres (m³).

The maximum daily discharge is 1.93m³

- To ensure that there is no significant in combination effect, the discharge to ground should be at least 200m from any other discharge to ground. In the absence of complete data, Planning Authorities are advised to use mapping/aerial photography to assess proximity to existing properties likely to have a private drainage system and consider whether further site investigation may be required.

The location of other discharges to ground are unknown and therefore we refer to NRA planning advice and in particular the section 'What does this mean for development proposals involving private sewage treatment systems'.

The results of infiltration testing with calculations to demonstrate the drainage field size is appropriate for the volume of discharge proposed are below.

Drainage Field calculations in accordance with Part H clause 1.34 - 1.38 of the Building Regulations.

TH1 2120s / 150 = 14.13(Vp)

TH2 2240s / 150 = 14.93(Vp)

TH3 2280s / 150 = 15.20(Vp)

Total 44.26 / 3 = 14.75 (Vp)

Drainage field area = 16 (persons served by tank) x 14.75 x 0.25 = 59m²

A drainage field area of 64m² has been provided exceeding the minimum requirements.

The permeability levels of the sub soil are such that a pathway for phosphorus to enter the river environment is unlikely and therefore additional chemical dosing to the package treatment is not required.

The provision of a sewage treatment plant and associated drainage field meets the screening requirements and is compliant with planning policy and NRW requirements concerning Phosphorus levels.

The NRW also comment on the inclusion of the Ecology surveys dated March 2020 and October 2022 in the approved plans and documents on the decision notice. We have no comment to make on this and expect the surveys to be included in the conditions.

A handwritten signature in blue ink, appearing to read 'D Lamb', is located below the text of the letter.

D Lamb
Partner