

Karen Matthews

From: Sharon Holman
Sent: 20 January 2023 08:12
To: planning_admin
Subject: FW: FW: P/2021/0640 - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM WHITEWELL WHITCHURCH V7 - NRW Response NRW:00947344
Attachments: 21-1124 - Drainage.docx

Please put the attached image and email below (PDF versions please) on the civica file and index as 'drainage reports' for the web.

Please then re-consult NRW – 14 days to comment.

Thanks
Sharon

From: Tim Williams <tim.williams@gpsltd.co.uk>
Sent: 17 January 2023 04:04 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Re: FW: P/2021/0640 - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM WHITEWELL WHITCHURCH V7 - NRW Response NRW:00947344

Hi Sharon, as requested, please find attached an annotated image showing that there are no unregistered private drainage fields within 200 metres of the proposed drainage field in our clients application based on his investigations. All the discharge points from the identified properties within 200 metres drain into the nearby brook.

The blue line on the image is the brook, the green area the proposed drainage field and the orange lines show the drainage channels into the brook.

NRW in their letter of 11 October 2022 confirmed that there are no exempted drainage fields within 200 metres of the proposed drainage field and thus the purpose of the image is to inform the Council that there are no unregistered private drainage fields within that distance as well.

This should mean that, subject to a condition restricting the number of caravans on site as previously discussed, that the drainage scheme associated with the development can be 'screened out' as not likely to have a significant effect on the River Dee SAC in relation to phosphorus inputs there is unlikely to be a source of additional phosphorus or pathway for impacts.

I look forward to hearing from you.

Kind regards,

Tim

On Thu, 12 Jan 2023 at 09:43, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Hi Tim,

Thanks for your email.

Could you maybe mark up a plan showing the properties within 200 meters of the site, and then confirm on the plan the discharge points?

Many thanks

Sharon

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer

Economi a Chynllunio / Economy and Planning



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To make a payment for a Planning Service please click on the link below:-

www.wrexham.gov.uk/planningfees

From: Tim Williams <tim.williams@gpsltd.co.uk>

Sent: 10 January 2023 01:55 PM

To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: Re: FW: P/2021/0640 - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM WHITEWELL WHITCHURCH V7 - NRW Response NRW:00947344

Hi Sharon, I left you a message on your phone ref the above.

In relation to the emails below NRW seem to be missing the point totally and just reiterating what they have said before.

That aside, I recall from their last formal response of 29th November 2022 that we seemed to have overcome their concerns regarding the exemption and yet they were still not happy because there might be unregistered discharge points to ground within 200 metres of the site.

Unfortunately the link on the Council's website to this response is broken so I can't see the exact wording of the letter but that was the gist of it as I recall. Could you provide me with a copy of the letter please.

Anyway the applicant has been looking into this and his investigations reveal that the few neighbouring properties within 200 metres of the site that have foul drainage none have a final discharge to ground, instead they all drain to the watercourse to the north of the site.

The question I have for you is how do we present this to you for your consideration?

Kind regards,

Tim

On Mon, 19 Dec 2022 at 11:55, North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk> wrote:

Hi Sharon/Tim,

Thank you for your points of clarification, we note that the tank will not be underground but will work in the same way as a cesspit and as such our previous e-mail response (dated 28th November 2022) remains valid and is reiterated below.

If a cesspit is proposed for the shower and toilet block, within the "Approach to Groundwater Protection"

guidance (issued by the Environment Agency in 2018 and adopted by Natural Resources Wales), Position Statement G6 states 'Natural Resources Wales does not encourage the use of cesspools or cesspits, other than in exceptional circumstances. A cesspool or cesspit is a sealed unit that is used for the storage of untreated sewage. There must be no discharge to the environment. Poorly managed cesspools and cesspits present a considerable risk of causing pollution, which can be difficult to monitor and correct. Given the highly sensitive nature of the site we have concerns regarding the use of a cesspool/cesspit.

In addition, new developments proposing to use non mains drainage should follow the hierarchy within the Welsh Government Circular 008/2018 (July 2018).

The Circular stresses the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered. The use of cesspools/cesspits is discouraged. We refer you to paragraphs 2.3-2.8 in the Circular, which set out the approach to be followed. We therefore advise your Authority to seek information from the applicant to demonstrate how they have followed the hierarchy within the Welsh Government Circular 008/2018 (July 2018). Otherwise, we would object to the application.

In exceptional circumstances, where a cesspool/cesspit can be justified, the Circular advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6.

It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination the ground, groundwater and, sometimes surface water.

We do note that the cesspit will be discharged to a wastewater treatment works outside the catchment. If the your Authority do wish to condition the proposal, we would wish to be reconsulted to make further representations.

As the application stands, with the use of a private treatment plant to ground, we advise your Authority to undertake a Habitats Regulation Assessment (HRA). Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity. You should then consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

We advise the Applicant make use of our [pre-application advice service prior to applying for an Environmental Permit](#), 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.

Kind Regards
Ruth

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

From: Tim Williams <tim.williams@gpsltd.co.uk>;

Received: Mon Dec 12 2022 16:45:13 GMT+0000 (Greenwich Mean Time)

To: Sharon Holman <sharon.holman@wrexham.gov.uk>; North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; Sharon.Holman@wrexham.gov.uk <sharon.holman@wrexham.gov.uk>; Sharon Holman <sharon.holman@wrexham.gov.uk>; Sharon Holman <sharon.holman@wrexham.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;

Cc: jez1.haylage@gmail.com;

Subject: Re: FW: P/2021/0640 - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM WHITEWELL WHITCHURCH V7 - NRW Response NRW:00947344

Sharon (and Ruth), further to my email below, is there an updated response from NRW please?

Kind regards,

Tim

On Wed, 30 Nov 2022 at 09:36, Tim Williams <tim.williams@gpsltd.co.uk> wrote:

Hi Sharon, thanks for your email including NRW's response.

I think some clarification is needed and to speed this process up I am including NRW in this email.

The first point to mention is that this interim measure does not involve a cesspit with the toilet block and the second point is that this toilet block does not include any showers, just sinks.

As previously explained, the applicant proposes a small portable toilet block (14 ft x 9ft) which would provide 3 toilets and 3 sinks to be on site. This unit has its own waste tank that sits underneath (but not underground) and is the same size 14ft x 9ft by 18 inches high and would have to be emptied periodically in the same manner that the cesspool for the portable toilet waste from caravans would also need emptying. It is essentially a larger sized portaloo. As previously advised, the wastewater collection service the applicant would use to dispose of the waste at either Shrewsbury or Telford, so outside of the River Dee catchment.

In this respect his alternative proposals would be to not implement the treatment plant associated with the shower and toilet block part of the foul drainage scheme until such time as NRW's approval is gained for this and a suitably worded condition I am sure can be put in place in this regard. Thus there would be no drainage to ground until such time until NRW's approval is given.

Whilst this would not be an ideal situation for the applicant to manage and market for visitors, it would enable him to start up his venture until such a point where NRW are comfortable that the phosphates in the waste water emanating from the permanent shower and toilet block is acceptable. As previously established, connection to mains sewerage is simply not a viable option in this location.

I look forward to hearing from you.

Kind regards,

Tim

On Mon, 28 Nov 2022 at 15:25, Sharon Holman <Sharon.Holman@wrexham.gov.uk> wrote:

Hi Tim,

NRW has just advised as follows:

Kind regards

Sharon

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 28 November 2022 03:18 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: P/2021/0640 - LAND BETWEEN HOLLY COTTAGE AND CHAPEL FARM WHITEWELL WHITCHURCH V7 - NRW Response NRW:00947344

Sharon,
Thank you for your e-mail in relation to the above proposal received 15th November 2022, we have the following comments for consideration.

If a cesspit is proposed for the shower and toilet block, within the "Approach to Groundwater Protection" guidance (issued by the Environment Agency in 2018 and adopted by Natural Resources Wales), Position Statement G6 states 'Natural Resources Wales does not encourage the use of cesspools or cesspits, other than in exceptional circumstances. A cesspool or cesspit is a sealed unit that is used for the storage of untreated sewage. There must be no discharge to the environment. Poorly managed cesspools and cesspits present a considerable risk of causing pollution, which can be difficult to monitor and correct. Given the highly sensitive nature of the site we have significant concerns regarding the use of a cesspool/cesspit.

In addition, new developments proposing to use non mains drainage should follow the hierarchy within the Welsh Government Circular 008/2018 (July 2018).

The Circular stresses the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered. The use of cesspools/cesspits is discouraged. We refer you to paragraphs 2.3-2.8 in the Circular, which set out the approach to be followed. We therefore advise your Authority to seek information from the applicant to demonstrate how they have followed the hierarchy within the Welsh Government Circular 008/2018 (July 2018). Otherwise, we would object to the application.

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It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination the ground, groundwater and, sometimes surface water.

We do note that the cesspit will be discharged to a wastewater treatment works outside the catchment. If the your Authority do wish to condition the proposal, we would wish to be reconsulted to make further representations.

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We advise the Applicant make use of our [pre-application advice service prior to applying for an Environmental Permit](#), 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.

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Kind Regards
Ruth

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 653787
www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

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