

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

30/11/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CONVERSION OF REDUNDANT BARN INTO 1 DWELLING

LLEOLIAD / LOCATION: TYDDYN DEDWYDD, RHOSTYLLEN

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information regarding the above, which we received on 18/11/2022.

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 protected sites and foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note the proposed use of a Klargester system and note that both the Graf advanced One2Clean and Klaro systems can be set up for phosphate removal, with an average effluent value of 0.4 mg/l TP (TP =total phosphorus) and treatment efficiency of 95% for both systems tested with +P dosing unit. It is noted that the intention is for the system to discharge to the watercourse.

We advise that for this to be acceptable, your Authority, as Competent Authority under the Habitats Regulations 2017, will need to be satisfied that the amount / concentration of phosphate to be discharged from the development would not have an adverse effect on the integrity of River Dee and Bala Lake Special Area of Conservation (SAC). This will require site specific assessment; we cannot provide a generic threshold of acceptability for phosphate discharges. We refer you to the section titled 'Can phosphorus reduction technology be used in private sewage treatment systems?' of our Planning Advice.

We therefore advise your Authority to undertake a Habitats Regulations 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).

In addition to the above, the Applicant should be aware that a Permit would be required to operate the Package Treatment Plant. As part of any Permit application, there would be detailed consideration of the design of the system, any risks posed and the efficacy of treatment. We advise the Applicant make use of our [pre-application advice service \(please contact \[wrexhamflintshireenvironmentteam@cyfoethnaturiolcymru.gov.uk\]\(mailto:wrexhamflintshireenvironmentteam@cyfoethnaturiolcymru.gov.uk\) prior to applying for an Environmental Permit](mailto:wrexhamflintshireenvironmentteam@cyfoethnaturiolcymru.gov.uk), 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 Species

We note that the bat report submitted in support of the above application (Proposed Barn Conversion (P/2021/0059) Tyddyn Dedwydd, Fron-deg, Wrexham. Ecology Statement. Etive Ecology. 05/07/2021) has identified that the building has a low potential for bats. We therefore have no comments to make on the application as submitted, and advise that you liaise with your own Authority's ecologist.

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.

Advice for the Developer

Pollution prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link:
<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Rhys Jones

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