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25/04/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: ESTYNIADAU UNLLAWR IR BLAEN AR CEFN AC
ADDASIADAU ALLANOL IR ANNEDD BRESENNOL, DYMCHWEL GAREJ A CHODI
ANNEDD / SINGLE STOREY FRONT AND REAR EXTENSIONS AND EXTERNAL
ALTERATIONS TO EXISTING DWELLING, DEMOLITION OF GARAGE AND ERECTION
OF DWELLING**

**LLEOLIAD / LOCATION: CHURCH VIEW, SCHOOL LANE, BRONINGTON,
WHITCHURCH**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about additional information on the above, which we received on 28/07/2021.

We continue to 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.

We also advise that based on the information submitted to date, a condition regarding protected species should be attached to any planning permission granted. Without the inclusion of this condition and we would object to this planning application.

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 phosphate levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened

through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. We have also issued [Planning Advice](#) (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

We note from the information submitted that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site via mains sewer connection.

We also note from the submitted email and attachments from Adam Turnell dated 11/11/2022 that the development proposes the installation of an on-site plant to treat the phosphorous before the wastewater is connected into the mains sewer.

It is also noted that the submitted report (Biokube Waste Water Treatment, Operating results for more than 2,300 installed systems in Denmark) states that the average result of final phosphate level was **1mg/litre**.

While chemical dosing technologies are available to reduce phosphorus from wastewater in private treatment systems, we are unable to endorse any particular treatment technique. Current research shows that for most small private treatment systems the use of phosphorus reduction technologies (such as chemical dosing) is not always practical or effective. This is due to the variability in rate and quality of influent flows; the need for increased maintenance and more frequent sludge removal; high costs of installation and lack of space for additional treatment systems to be installed. Their use may also risk personal and environmental safety, particularly for chemical dosing which involves handling and storage of chemical substances. Chemical dosing systems are more suited to installation at large scale, public wastewater treatment works.

We therefore advise you to seek further details from the Applicant, including analysis to demonstrate the efficacy of the PTP, with regards to phosphorus loading in the SAC and evidence that this can be delivered and guaranteed over the lifetime of development. Phosphorus stripping in private systems does not remove all of the nutrient from effluent. Therefore, the effect of residual phosphorus in effluent on a river SAC will need to be considered, as a pathway for impacts remains where discharges are to surface water or discharges to ground not meeting the criteria set out in our [Planning Advice](#) (May 2021). The fate of phosphorus accumulated within the system sludge will also need to be considered.

In addition, you should seek advice from Dwr Cymru/Welsh Water (DC/WW) and determine whether they are satisfied with the proposal and whether chemical dosing could cause an impact on their final effluent discharge to the River Dee. It is our understanding that proposals which include a treatment plant serving more than one property, and intends to communicate with the public mains sewer, is not acceptable to DC/WW.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

Your Authority will need to take the above into account in the determination of whether the development is likely to have a significant effect on the SAC. Should your Authority 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. Your Authority will need to be satisfied that the information received can enable you to conclude no adverse effect on site integrity. Should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected Species

Great Crested Newts

There are records of Great Crested Newt (GCN) in the local area. In our view, the proposal has the potential to cause disturbance to GCN and/or loss or damage to their resting places. Great crested newts and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and they are classed as a material consideration for planning under the provisions of Technical Advice Note 5: Nature Conservation and Planning (TAN5).

We consider that it is possible that the species utilizes the site for foraging, dispersal or sheltering purposes. However, we consider that the development is not likely to be detrimental to the maintenance of the favourable conservation status of the GCN populations provided that any subsequent consent is subject to the imposition of a condition requiring the submission and implementation of Amphibian Method Statement.

The Method Statement should include:

- Details of protective measures to be taken to minimise the impacts on GCN.
- Actions to be taken in event previously unidentified GCN features are found.
- Details of measures to prevent or reduce incidental capture or killing of GCN.

The Method Statement shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Method Statement is implemented, which protects GCNs affected by the development.

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](http://www.naturalresourceswales.gov.uk). 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

Rhys Jones

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