

Sarah Hill

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 23 August 2022 15:05
To: Nick Atkinson
Subject: RE: P/2021/0624 Cae madog, Ffordd yr Ysgol - Eich cyf/Your ref: P/2021/0624 - FAO
Tristan Williams NRW:07142700

Dear Mr Atkinson,

Thank you for your email dated 12/08/2022. You forwarded comments from the applicant's agent dated 22/07/2022, our responses are as follows:

Our records confirm that the application site is located within the phosphorus sensitive drainage catchment for the River Dee and Bala Lake SAC. The map provided by the applicant's agent shows the nearby Berwyn and South Clwyd Mountains SAC boundary.

The issue about the HRA "being turned down" should be addressed by the Local Planning Authority, as Competent Authority under the Habitats Regulations. We advise that applicants can complete a Statement to Inform an Appropriate Assessment to submit to the LPA in support of their case. The email referred to was not attached to the message you forwarded but we assume this was addressed to the Local Planning Authority.

Our previous response letter dated 21/07/2022 (our ref: CAS-193657-C7M0) advised that further information should be submitted in relation to Percolation Value (Vp) for the drainage field. The documents attached to your email (the letter dated 01/06/2022 from B. J Dixon Architectural Engineering and the handwritten document dated June 2022) were reviewed to inform our response dated 21/07/2022 and we have not received any additional information since then in relation to Vp.

The email dated 22/07/2022 quotes our planning advice as follows: *"has the discharge to ground at least 200m from any other discharge to ground ..., this is necessary so that there is no significant in combination effect"* and states "... **yes will meet this criteria**". However, please note that our records show that there are other discharges to ground within 200m of the application site. We therefore advise that a drainage assessment should be submitted to enable any in-combination effects to be identified. 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. Poor operation of drainage fields can lead to increased phosphorus discharges to SAC river systems. We therefore advise Planning Authorities to consider site conditions (such as proximity to adjacent drainage fields, soil type, depth to groundwater, distance to surface water features and SAC boundary etc.) to determine with certainty that existing and proposed drainage fields will operate effectively in the future and prevent any phosphorus from entering a river SAC.

We therefore confirm that our previous response dated 21/07/22 remains valid. 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 advise you to seek further information as identified in the section titled 'What does this mean for development proposals involving private sewage treatment systems' of that advice.

I hope this is of assistance.

Kind regards,

Tristan

Tristan Williams
Cynghorydd Cynllunio Datblygu / Development Planning Adviser
Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn/ Phone: 03000 65 4114
Maes y Ffynnon, Bangor, Gwynedd, LL57 2DW
[Siaradwr Cymraeg](#)

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol

yn gynaliadwy.

Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

cyfoethnaturiol.cymru / naturalresources.wales

[Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.
Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

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

From: Nick Atkinson <nick.atkinson@wrexham.gov.uk>;

Received: Thu Aug 18 2022 15:58:56 GMT+0100 (British Summer Time)

To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North

Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;

Subject: RE: P/2021/0624 Cae madog, Ffordd yr Ysgol - Eich cyf/Your ref: P/2021/0624 - FAO Tristan Williams NRW:07142700

Hi Tristan,

Many thanks for the e-mail and update which is very much appreciated.

Regards

Nick

Nick Atkinson

Arweinydd Rheoli Cynllunio/Planning Control Lead

Cynllunio a Rheoleiddio/Planning and Regulatory



 01978 292022



Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam, LL11 1AY



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



wrexham.gov.uk | wreccsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswreccsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 18 August 2022 15:40
To: Nick Atkinson <Nick.Atkinson@wrexham.gov.uk>
Subject: RE: P/2021/0624 Cae madog, Ffordd yr Ysgol - Eich cyf/Your ref: P/2021/0624 - FAO Tristan Williams
NRW:07142700
Importance: High

Dear Mr Atkinson,

Thank you for your email dated 12/08/2022. I am writing to acknowledge receipt and confirm we will respond to you as soon as possible (within 14 days).

Kind regards,

Tristan

Tristan Williams
Cynghorydd Cynllunio Datblygu / Development Planning Adviser
Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn/ Phone: 03000 65 4114
Maes y Ffynnon, Bangor, Gwynedd, LL57 2DW
[Siaradwr Cymraeg](#)

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

[cyfoethnaturiol.cymru](#) / [naturalresources.wales](#)

[Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi.
Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

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

From: Nick Atkinson <nick.atkinson@wrexham.gov.uk>;
Received: Fri Aug 12 2022 15:31:15 GMT+0100 (British Summer Time)
To: North planning <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning Mailbox Queue <northplanning@cyfoethnaturiolcymru.gov.uk>; North Planning <northplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: P/2021/0624 Cae madog, Ffordd yr Ysgol - Eich cyf/Your ref: P/2021/0624 - FAO Tristan Williams

Dear Mr Williams,

I write further to your recent consultation response to Wrexham County Borough Council in relation to the above planning application, a copy of which I have attached for your ease of reference.

In response to the previous comments you have made, and the objection you have registered to this proposal, the applicant has supplied further information to attempt to address and allay the concerns that you have raised. The information that they have supplied is provided in the e-mail below and also detailed on the plan and documents I have attached.

I would be grateful if you could review this additional information and confirm whether or not this satisfies the requirements of NRW in regard to this proposal (as set out in your consultation response), and whether you wish to uphold or withdraw your objection relating to foul drainage and the matter of phosphates levels?

If you have any queries or would like to discuss this matter further, please do not hesitate to contact me.

Regards

Nick

Nick Atkinson

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



 01978 292022



Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam, LL11 1AY



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



wrexham.gov.uk | wreccsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswreccsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam

From: Dave Bates <dave.bates@forgeproperty.co.uk>

Sent: 22 July 2022 17:02

To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>

Cc: Shawn Fleet <Shawn.Fleet@wrexham.gov.uk>; Philip Tomlinson <tomlinsonphilip8175@gmail.com>

Subject: FW: P/2021/0624 Cae madog, Ffordd yr Ysgol LL11 5TR

Importance: High

Hi Simon

With regards to the NRW response letter 21/07.22:

- *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 foul drainage.*

We have sent various options for the drainage including not being able to connect to a main sewer.

- *We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC).*

Attached is a screen shot of the SAC you will notice the development falls outside the area.

- *We issued a Planning Position Statement, in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) 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).*

We requested a HRA but was turned down. Please see attached email.

- We have reviewed the two undated Drainage Reports. However, the submitted information fails to show that disposal of foul effluent would be effective at this location. The developer has not submitted any porosity/percolation testing results. Nor are there calculations for the specific size of any proposed foul soakaway(s) or the location of the discharge of foul effluent.

We have put forward dated drainage reports sent 13/7 that show the calculations.

We have also looked at the following: Our responses in red. From this link

<https://www.wrexham.gov.uk/service/development-plans-and-other-planning-policy/new-river-phosphate-level-targets>

Applications we are still able to determine

We are still able to determine some applications in the county borough, including:

Any development that does not increase the volume or concentration of wastewater, including extensions that do not increase occupancy or the volume or concentration of wastewater.

Any development which improves existing water quality discharges by reducing phosphates in wastewater, or by decreasing the volume of wastewater produced (for example, by improvements to existing wastewater treatment infrastructure) **Treatment plant to be used**

Private sewage treatment systems discharging domestic wastewater to ground that:

are built to the relevant British Standard (BS 6297:2007+A1:2008) **Yes the proposal would meet the BS standard.**

have a maximum daily discharge rate of less than 2 cubic metres (m3) **Yes the proposal would not exceed these limits.**

have a drainage field which is located more than 40 metres from any surface water feature such as a river, stream, ditch or drain. **Yes the proposed drainage field or mound would not contravene these rules**

have a drainage field which is located more than 50m from a SAC boundary **Yes the drainage field will be more than 50m away**

has the discharge to ground at least 200m from any other discharge to ground and the density of discharges to ground are no greater than 1 for every 4ha (or 25 per km2), this is necessary so that there is no significant in combination effect **yes will meet this criteria**

We would be willing to extend however before we do we would like a response to our responses outlined first please.

Kind regards

Dave Bates ICIQB, MRPSA
Senior Building Surveyor
Forge Property Consultants Ltd
Chartered Surveyors, Valuers, Land & Property Agents
T: 01691 610317
M: 07305 910778

Shropshire Office

Lane End, Tedsmore Road,
West Felton, Oswestry,
Shropshire, SY11 4ER

Staffordshire Office

30 High Street, Eccleshall, Stafford,
Staffordshire, ST21 6BZ
T: 01785 747608

South Wales Office

PO Box 70, Kilgetty,
Pembrokeshire, SA67 9BE
T: 01834 818118



Please consider the environment and only print this email if you really need to. Forge Property Consultants Ltd is a company registered in England and Wales with company number 7134645. If you contact us by e-mail, we may store your name and address to facilitate communications. This e-mail is confidential, and it may contain legally privileged information. If you are not the intended recipient, you must; 1) e-mail the user forthwith at the above address; 2) delete this e-mail immediately; and 3) not print, copy, or disclose its contents to any other person nor use it for any purpose.

From: Dave Bates
Sent: 13 July 2022 11:34
To: 'Simon Greenland' <Simon.Greenland@wrexham.gov.uk>
Cc: 'Shawn Fleet' <Shawn.Fleet@wrexham.gov.uk>; Philip Tomlinson <tomlinsonphilip8175@gmail.com>
Subject: RE: P/2021/0624 Cae madog, Ffordd yr Ysgol LL11 5TR
Importance: High

Dear Simon

Following my last email I have attached the evidence to support a drainage field in a new location that has passed the test. Please can you confirm receipt of this email and acknowledge the previous please?

Kind reagrds
Dave

Dave Bates ICIQB, MRPSA
Senior Building Surveyor
Forge Property Consultants Ltd
Chartered Surveyors, Valuers, Land & Property Agents
T: 01691 610317
M: 07305 910778

Shropshire Office

Lane End, Tedsmore Road,
West Felton, Oswestry,
Shropshire, SY11 4ER

Staffordshire Office

30 High Street, Eccleshall, Stafford,
Staffordshire, ST21 6BZ
T: 01785 747608

South Wales Office

PO Box 70, Kilgetty,
Pembrokeshire, SA67 9BE
T: 01834 818118





Please consider the environment and only print this email if you really need to. Forge Property Consultants Ltd is a company registered in England and Wales with company number 7134645. If you contact us by e-mail, we may store your name and address to facilitate communications. This e-mail is confidential, and it may contain legally privileged information. If you are not the intended recipient, you must; 1) e-mail the user forthwith at the above address; 2) delete this e-mail immediately; and 3) not print, copy, or disclose its contents to any other person nor use it for any purpose.

From: Dave Bates
Sent: 04 July 2022 12:14
To: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Cc: Shawn Fleet <Shawn.Fleet@wrexham.gov.uk>; Philip Tomlinson <tomlinsonphilip8175@gmail.com>
Subject: RE: P/2021/0624 Cae madog, Ffordd yr Ysgol LL11 5TR

Dear Simon
Thank you for your email. Before we can agree to the EOT.

I still have one question regards the private sewerage . Does the same apply if the discharge was to a drainage field or mound ? As of yet this has not been confirmed. We have established an area big to that can accommodate a drainage field / mound and the percolation tests that were recently carried out in this area passed.

I am waiting on the test results to come back from the engineer and will have them with soon.

Kind regards
Dave

Dave Bates ICIQB, MRPSA
Senior Building Surveyor
Forge Property Consultants Ltd
Chartered Surveyors, Valuers, Land & Property Agents
T: 01691 610317
M: 07305 910778

Shropshire Office

Lane End, Tedsmore Road,
West Felton, Oswestry,
Shropshire, SY11 4ER

Staffordshire Office

30 High Street, Eccleshall, Stafford,
Staffordshire, ST21 6BZ
T: 01785 747608

South Wales Office

PO Box 70, Kilgetty,
Pembrokeshire, SA67 9BE
T: 01834 818118



Please consider the environment and only print this email if you really need to. Forge Property Consultants Ltd is a company registered in England and Wales with company number 7134645. If you contact us by e-mail, we may store your name and address to facilitate communications. This e-mail is confidential, and it may contain legally privileged information. If you are not the intended recipient, you must; 1) e-mail the user forthwith at the above address; 2) delete this e-mail immediately; and 3) not print, copy, or disclose its contents to any other person nor use it for any purpose.

From: Simon Greenland <Simon.Greenland@wrexham.gov.uk>
Sent: 04 July 2022 06:19

To: Dave Bates <dave.bates@forgeproperty.co.uk>

Subject: P/2021/0624 Cae madog, Ffordd yr Ysgol LL11 5TR

I refer to the planning application for this proposal.

The Dee forms part of the River Dee and Baka Lake Special Area of Conservation (SAC) and in January 2021, Natural Resources Wales (NRW) introduced stringent standards on the discharge of phosphorus into the SAC.

This development will be served by a foul sewers or a private foul drainage system, and has the potential to result in an increase in phosphate discharges into the SAC, so cannot be approved in its present form. Further guidance is available on the Council's website:

[New river phosphate level targets | Wrexham County Borough Council](#)

I should be grateful for agreement to an extension of time until 31/10/2022.

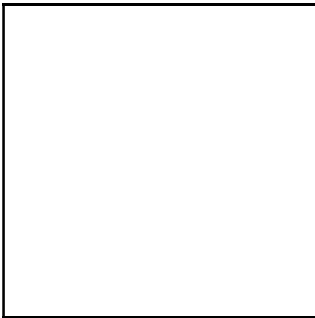
Kind regards

Simon Greenland

Swyddog Gorfodi a Cynllunio/Planning and Enforcement Officer

Cynllunio a Rheoleiddio/Planning and Regulatory

Ymddeol 29/7/2022/ Retiring 29/7/2022



01978 298783 07976 776434



Cyngor Bwrdeistref Sirol Wrecsam, Neuadd y Dref, Wrecsam, LL11 1AY



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



wrexham.gov.uk | wrecsam.gov.uk

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

This e-mail message and any attachments are intended solely for the individual or organisation to whom it is addressed. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.wrexham.gov.uk/top_navigation/disclaimers.htm