

Cerys Jones

From: Sharon Holman
Sent: 11 April 2022 16:42
To: planning_admin
Subject: FW: FW: P/2021/0792 - Torriad Farm NRW:07741583

civ – nrw resp

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 11 April 2022 02:16 PM
To: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: RE: FW: P/2021/0792 - Torriad Farm NRW:07741583

Dear Lyndsey

Thank you for your email query.

We have been consulted on one previous application (P/2021/0604) which proposed a reedbed system. We asked for further information and were informed that it was a closed system with no outflow from it. The current application appears to show pipes exiting the reed beds and therefore we are seeking clarification as whether or not there will be a discharge, and if so what the reedbeds discharge to, i.e., a water course, or to ground.

I hope this helps.

Kind regards

Rhys Jones

Tîm Cynllunio Datblygu / Development Planning Team

Cyfoeth Naturiol Cymru / Natural Resources Wales

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

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.

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: Lyndsey Fisher <lyndseyfisher@rogerparry.net>;
Received: Mon Apr 04 2022 10:40:19 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: FW: P/2021/0792 - Torriad Farm

From: Lyndsey Fisher
Sent: 30 March 2022 12:17
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Richard Corbett <richard@rogerparry.net>
Subject: RE: P/2021/0792 - Torriad Farm

Afternoon Sharon,

Thanks for this.

Just a query, we have seen a previous application has been approved without showing a discharge from the reed bed system? We note this information wasn't required on application P/2019/0647?

Could you please advise?

Look forward to hearing from you.

Many Thanks

Lyndsey

Lyndsey Fisher
Planning Technician, Roger Parry & Partners LLP

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Telephone: 01691 655334
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From: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Sent: 30 March 2022 11:42
To: Lyndsey Fisher <lyndseyfisher@rogerparry.net>
Subject: P/2021/0792 - Torriad Farm

Hi Lyndsey,

Please find attached NRW response which sustains their original objection. In particular I draw your attention to the following section:

Protected Sites

- 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. 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 (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), 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 a new Package Treatment Plant is to be installed to provide foul drainage for the new dwelling. The proposal depicts this discharging into a series of reedbeds. However, the plans still do not appear to show if, or how the reed bed system discharges, although the submitted plans appear to depict outlet pipes for the reedbed system.

Furthermore, the online product brochure for the reedbed system states:

"Our Klargestre reed beds allow you to benefit from a natural filtration process, that when used in conjunction with a sewage treatment system will improve the quality of the effluent migrating into a drainage field or surrounding watercourse".

We advise therefore that further clarification is required. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant, as identified in the bullet point list given in the section titled 'What does this mean for development proposals involving private sewage treatment systems' of that advice.

Kind regards

Sharon Holman

Swyddog Cynllunio Rheoli Datblygu / Development Control Planning Officer

Cynllunio a Rheoleiddio / Planning and Regulatory



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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!

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

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