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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

23/12/2021

Dear Sir/Madam,

PROPOSAL: CONVERSION OF THE PIGEON HOUSE INTO A CEREMONY BUILDING, CHANGE OF USE OF THE WALLED GARDEN FOR 10 BELL TENTS / YURTS, A SHEPHERDS HUT IN THE GROUNDS AND THE SITING OF A STORAGE AND SERVICE BUILDING IN THE CAR PARK

LOCATION: ISCOYD PARK HALL, GREEN ISCOYD, WHITCHURCH

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 15/12/2021.

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 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, the document identified below should be included in the approved plans and documents condition on the decision notice. Without the inclusion of this document we would object to this planning application.

Approved plans/documents:

- Marshall, P. (2021). Ecological Appraisal: Iscoyd Park, Iscoyd, Whitchurch, WY13 2AT. Greenscape Environmental Ltd.

Foul Drainage and Protected Sites

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 the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our [Planning Advice](#) and advise you to seek further information from the applicant. We note that information has already been submitted in respect of a plan showing the location of a drainage field. However, 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. Please find specific advice below (quoting from our Planning Advice in Italics).

- *confirmation of how foul wastewater will be managed*

It is unclear from the information submitted if all foul water from the proposed development will be discharged to the septic tank. All foul water generated by the proposed development should be considered, including that produced from use of the bell tents and shepherds hut at full capacity. We note from application form that the applicant is proposing a new treatment plant.

- *evidence that [Circular 008/2018](#) has been followed*

Where connection to main sewer is not feasible a package sewage treatment plant can be considered. Only if it can be clearly demonstrated by the developer that connection to the sewer, or the use of a package treatment plant is not feasible, should a system incorporating septic tank(s) be considered. The proposed use of a septic tank has not been justified.

- *Results of infiltration testing with calculations to demonstrate that the drainage field size and design is appropriate for the volume of discharge proposed and follows the relevant British Standard*

No infiltration testing and no calculation of drainage field size has been submitted to support the application. All foul flows from the proposed development should be considered when estimating the volume of discharge proposed, including foul water generated from use of the bell tents and shepherds hut when fully occupied at maximum capacity. British Water's document [Flows and Loads 4](#) should be used to estimate foul water discharge volumes of the proposed development. British Standard [BS 6297:2007+A1:2008](#) should be used for the design and installation of wastewater drainage fields, and contains guidance on the infiltration testing required.

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected Species

We note that the Ecological Appraisal submitted in support of the above application (Marshall, P.; 2021; Ecological Appraisal: Iscoyd Park, Iscoyd, Whitchurch, WY13 2AT; Greenscape Environmental Ltd.) has concluded:

Without consideration for bat species known to be in the area, there may be disturbance for flight paths from external lighting.

From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided the avoidance measures described in the ecological report are implemented.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Please consult us again if any further information shows that this is no longer a lower risk case.

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](https://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](https://www.naturalresourceswales.gov.uk) for further details.

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

Yours faithfully

Tristan Williams

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