

**From:** North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>  
**Sent:** 09 March 2022 11:26  
**To:** planning\_admin  
**Subject:** P/2021/0631 - WOOD FARM HOUSE BREADEN HEATH WHITCHURCH WREXHAM (Minor) V2 - NRW Response NRW:07142215

Dear Planning,

We refer to your consultation on additional information in relation to foul drainage dated 11/02/2022.

**We have no objection to the proposed development as submitted and provide the following advice.**

#### **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.

However, the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. The additional information shared with us states:

*Private sewage treatment system discharging domestic wastewater to ground, built to the relevant British Standard (BS 6297:2007+A1:2008) and the maximum daily discharge rate is less than 2 cubic metres (m3), the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and is located more than 50m from a SAC boundary.*

Providing you are content this is the case, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

#### **Protected Species**

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

#### **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.

Kind regards,  
Tristan Williams

Tîm Cynllunio Datblygu / Development Planning Team  
Cyfoeth Naturiol Cymru / Natural Resources Wales

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

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**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.**