

Matthew Phillips

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 17 January 2022 09:38
To: Matthew Phillips
Subject: RE: FW: P/2021/1095 - Land East Of Cadney Lane, Bettisfield, Wrexham, SY13 2LW (Major) V2 - NRW Response NRW:08540773

Hi Matthew,

Thank you for your emails regarding the revised Preliminary Ecological Assessment for this proposal.

Our initial response raised concerns and a request for further information. To confirm, we still have concerns in relation to Great Crested Newts and would advise for a GCN RAMs condition including a prior commencement survey and contingency/compensatory proposals if GCN were found. As per the original consultation response, we would still also advise for a Biosecurity Risk Assessment condition.

Please let me know if you require any further information,
Kind regards,
Rachael

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

From: Matthew.Phillips@wrexham.gov.uk <matthew.phillips@wrexham.gov.uk>;
Received: Mon Jan 17 2022 08:50:02 GMT+0000 (Greenwich Mean 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/2021/1095 - Land East Of Cadney Lane, Bettisfield, Wrexham, SY13 2LW (Major) V2 - NRW Response NRW:08540773

Rachael,

I have gone through the more recent ecology report the applicants submitted in December. Whilst there is some additional text about GCN it would appear that no further field assessment has actually been undertaken as suggested by NRW's initial response. As such it would appear to me that the submissions do not address NRW's initial comments and as such adverse impacts upon GCN cannot be ruled out, however I would be grateful if this could be confirmed.

Regards

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy
Cynllunio a Rheoleiddio/Planning and Regulatory



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From: Matthew Phillips
Sent: 17 January 2022 08:23
To: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Subject: RE: P/2021/1095 - Land East Of Cadney Lane, Bettisfield, Wrexham, SY13 2LW (Major) V2 - NRW Response NRW:08540773

Rachael,

Thanks for the response. I did also forward an updated ecology report as well which the applicants had submitted in response to NRW's comments regarding GCN.

Can you confirm whether this addresses NRW's concerns or whether the previous advice still applies?

Regards

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy
Cynllunio a Rheoleiddio/Planning and Regulatory



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From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 14 January 2022 16:07
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; planning_admin <planning_admin@wrexham.gov.uk>
Subject: P/2021/1095 - Land East Of Cadney Lane, Bettisfield, Wrexham, SY13 2LW (Major) V2 - NRW Response NRW:08540773

Good Afternoon Matthew,

Thank you for the additional information which we received on 15th December 2021 regarding this site. Unfortunately, the submitted drawing reference 01-1_OP_SP02 Revision B, does not provide sufficient information for us to be satisfied that there would not be negative impacts on the water environment.

The drawing reference 01-1_OP_SP02 Revision B shows the PTP system to discharge into the ditch adjacent to Cadney Lane and existing properties along this road. We consider that this ditch may be seasonally dry and therefore, there is a significant risk that it would be unsuitable to receive the high discharge volume from the proposed development. We strongly advise that the applicant applies for a permit and includes information to demonstrate whether this ditch has sufficient year-round flows to dilute the proposed discharge.

From the information submitted it is also unclear whether the proposed system would have sufficient capacity for the proposed 9 dwellings and this would need to be demonstrated through a permit application.

I would be grateful if you are able to confirm whether a HRA has been undertaken by the LPA in relation to this application? We advise that the proposal may have implications for The Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC and, as part of any planning application submitted the local authority will need to carry out a Test of Likely Significant Effects (TLSE) under regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). NRW are also required to take this into consideration during the permit application and as this site spans the England/Wales border, the permitting department may also need to consult with Natural England when determining any permit application.

Given the risk that the drain/ditch would not have sufficient flow to dilute treated effluent, the applicant should, in the first instance, make enquiries with Severn Trent Water to determine whether it is their intention to provide a public foul sewerage system for the village.

Should no public sewerage system be planned for Bettisfield, then the applicant should consider carrying out porosity tests to determine whether ground conditions would be suitable for a soakaway system as opposed to discharging to the ditch/drain. In the event that a public sewerage system is not made available and further investigations indicate that a private means of disposal is not environmentally acceptable, the only available alternative would be sealed cesspits/cesspools. Welsh Office Circular 10/99 (Planning requirement in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development) discourages the use of cesspools for new development.

Submission of a permit application for discharge of treated effluent to a ditch/drain or soakaway does not guarantee that such permit would be granted. In view of the long history of drainage problems in the area, we strongly recommend that the planning application is withdrawn/not determined until such time as Severn Trent Water confirm that provision of a public sewerage system is available, or a permit to discharge has been granted by NRW.

I would be grateful if you could forward any additional information outlined above in order that we can provide a substantive response as at this stage there is insufficient information for us to do so.

Kind regards,

Rachael

Rachel Burke

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

www.cyfoethnaturiolcymru.gov.uk / 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.

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 - meddyliwch 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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