

Cerys Jones

From: Sharon Holman
Sent: 24 September 2021 08:10
To: planning_admin
Subject: P/2021/0727 - CAS-1611196-L7J0 - Land adjacent to 1 Islwyn Beech Avenue, Rhosllanerchrugog NRW:00610011

Civ – NRW resp

From: Sharon Holman
Sent: 24 September 2021 07:44 AM
To: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Cc: Evans, Joy (Joy.Evans@cyfoethnaturiolcymru.gov.uk) <Joy.Evans@cyfoethnaturiolcymru.gov.uk>
Subject: RE: CAS-1611196-L7J0 - Land adjacent to 1 Islwyn Beech Avenue, Rhosllanerchrugog NRW:00610011

Hello Danial,

Thank you for your email.

Yes please, I would be grateful if you would re-open the consultation for this application.

Many thanks
Sharon

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 23 September 2021 05:15 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Cc: Evans, Joy <Joy.Evans@cyfoethnaturiolcymru.gov.uk>
Subject: RE: CAS-1611196-L7J0 - Land adjacent to 1 Islwyn Beech Avenue, Rhosllanerchrugog NRW:00610011
Importance: High

Dear Ms Holman,

Please see the below email from Mr Mennell regarding additional information that he has sent us on the case in question. Would be happy for us to create a new case based on this additional information?

Danial Ellis Evans, MEnvSci
Cynorthwydd Cynllunio Datblygu / Development Planning Assistant
E-bost/Email: danial.e.evans@cyfoethnaturiolcymru.gov.uk

Cyfoeth Naturiol Cymru / Natural Resources Wales
Swyddfa/Office: Maes Y Ffynnon, Bangor, Gwynedd

Siaradwr Cymraeg

Yn sgil y datblygiadau diweddaraf rwy'n gweithio gartref ar hyn o bryd ac felly nid mewn cyswllt ar y ffôn. Os oes angen i chi gysylltu, anfonwch e-bost ataf os gwelwch yn dda a byddaf yn ymateb cyn gynted â phosib.

In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

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

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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.

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

From: trevor@tmplanning.co.uk <trevor@tmplanning.co.uk>;

Received: Tue Sep 21 2021 17:40:47 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>;

Cc: Sharon Holman <sharon.holman@wrexham.gov.uk>; Sharon.Holman@wrexham.gov.uk <sharon.holman@wrexham.gov.uk>; Sharon Holman <sharon.holman@wrexham.gov.uk>; Sharon Holman <sharon.holman@wrexham.gov.uk>; Sharon Holman <sharon.holman@wrexham.gov.uk>;

Subject: CAS-1611196-L7J0 - Land adjacent to 1 Islwyn Beech Avenue, Rhosllanerchrugog

FAO: Joy Evans

Dear Joy

Following your concerns regarding the foul discharges with particular reference to phosphate I am pleased to confirm the following:-

The proposal is for a detached three-bedroom dwelling containing:-

- I. 1 no. bathroom consisting of:
 - 1 no. w.c.
 - 1 no. bath with shower above
 - 1 no. wash hand basin
- II. 1 no. toilet consisting of:
 - 1 no. w.c.
 - 1 no. wash hand basin
- III. 1 no. kitchen consisting of:
 - 1 no. sink
 - 1 no. washing machine

The estimated nominal discharge is 600 litres / day (4 person) which will connect to the Welsh Water drainage system via a short length of new drain to a manhole adjacent to No. 1 Beeches Avenue (see attached plan)

It is therefore considered the discharge will have an insignificant effect on SAC following its final discharge to the Councils Sewage Treatment Works where it is understood as part of the Welsh Water Treatment works Assets a Phosphorous Stripping Facility is in place.

I trust this will allay your concerns with reference to the River Dee and Bala Lake SAC and therefore avoid the need for a Habitat Regulation Assessment following the insignificant effect the foul discharge will have relative to Phosphorus.

If you consider this to be the case and have no objection I would be pleased if you could advise Wrexham Council Planning Officer Mrs Holman.

I have made a formal application to Welsh Water for connection to the public sewer as advised.

Should you require any further information please do not hesitate to contact me.

Kind Regards

Trevor Mennell
Trevor Mennell Planning

Tel: 01743 874662
Mobile: 07968 874662

Please note: as from 11th August 2021 my email address has changed to trevor@tmplanning.co.uk

This email has been scanned by BullGuard antivirus protection.
For more info visit www.bullguard.com