

Use of Land for siting of 6 glamping pods, Croeshowell, Llay, Wrexham, LI12 ONY (P/2021/0260)

Morning Simon,

We refer to the current application Use of Land for siting of 6 glamping pods, Croeshowell, Llay, Wrexham, LI12 ONY (P/2021/0260), the applicant of the proposal has been in contact requesting advice on how to progress the proposal. He noted that he had spoken to Welsh Water earlier in the year and they have no objection to the connection of foul drainage of the pods to the existing mains sewer. Welsh Water have also advised of the Phosphorus treatment plant at Lavister / Rossett wastewater treatment works (WwTW) to which the pods sewerage will be connected.

We believe that the Council should still have to undertake a HRA appropriate assessment even if Welsh Water are confirming they have capacity and phosphate stripping in their WwTW. This is due to the assessments for the extant environmental permits being undertaken by Environment Agency Wales in 2009, as part of the Review of Consents work. As such, the conclusions do not take account of the new information, tighter phosphorus targets for the waterbodies within the River Dee and Bala Lake SAC, as detailed in the Compliance Assessment report that NRW published in January 2021. The assessments also pre-date changes in circumstances that recent case law presents (the "Dutch" and the "Compton" cases), which need to be considered in the context of the Council's HRA work when determining applications. This has been subject to extensive discussions between NRW and your colleagues in forward planning and is the basis for the ongoing work in relation to the LDP MAC.

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. An appropriate Assessment by yourselves should be carried and we look forward to being consulted under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Kind Regards
Ruth

Ruth Prichard

Cynghorydd Cynllunio Datblygu / Development Planning Adviser

Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffôn/ Phone: 03000 65 3787

Yn sgil y datblygiadau diweddaraf rwy'n gweithio gartref ar hyn o bryd ac felly nid mewn cyswylt 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.

Maes y Ffynnon, Bangor, Gwynedd, LL57 2DW

14/10/2021