



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-171144-W3M9
Eich cyf/Your ref: P/2021/0309

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22/10/2021

Dear Sir/Madam,

PROPOSAL: ERECTION OF HOLIDAY ACCOMMODATION (IN RETROSPECT)

LOCATION: COXWOOD FARM COTTAGE, COX LANE, ROSSETT, WREXHAM

We received additional clarification about the above proposal during a telephone conversation with the applicant on 19/10/2021. Our updated response to this application is therefore as follows.

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, recognising the specific nature of the application submitted e.g. connection to an existing private sewage treatment system which meets the screening criteria set out in our [Planning Advice](#) (May 2021), we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, 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.

Advice for the Developer

Foul Drainage

A review of the [Geology of Britain viewer | British Geological Survey \(BGS\)](#) shows an abstraction borehole registered to Coxwood Farm. It is not known if this borehole is still active but not used, what the rates of abstraction are, what the resulting groundwater drawdown is and if that drawdown extends to the treatment system. Although the borehole appears to be more than 50m from the new Matrix CLF 5 septic tank and the new soakaway, the BGS information describes groundwater conditions as being *artesian*. It is unclear at what depth artesian conditions are encountered (*i.e.* either 12.71 feet or metres), but artesian conditions may affect the operational performance of the treatment system, depending on the invert elevations of the various components that comprise the system when compared to artesian groundwater levels. Risks may include manifestation of waterlogged conditions with the result that the soakaway does not facilitate discharge or that buoyancy from the artesian conditions causes the potential for floatation which may affect the integrity of the system, pipework and connections.

The developer/applicant should ensure that the existing septic tank has sufficient capacity to accommodate any increase in flows from the proposed development. The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

If the Applicant already holds an exemption / permit, they should check whether the proposed increase in flows would require a further application to be made for a new / varied

permit. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

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

Yours faithfully,

Chris Jones

Uwch Gynghorydd - Cynllunio Datblygu / Senior Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales