

## Cerys Jones

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**From:** Mared Rees-Jones  
**Sent:** 31 August 2021 08:58  
**To:** planning\_admin  
**Subject:** FW: P/2020/0239 - Land at Bwlchgwyn

Please add correspondence to file

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**From:** Williams, Sion M. <Sion.M.Williams@cyfoethnaturiolcymru.gov.uk>  
**Sent:** 31 August 2021 08:47  
**To:** Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>  
**Subject:** RE: P/2020/0239 - Land at Bwlchgwyn

Hi Mared,

Further information is required, the applicant will need to formally approach the sewerage undertaker. As I have previously outlined, and I note in your email below, if connecting to the main sewer is not feasible the drainage hierarchy must be followed. Therefore, I advise that the applicant begins liaising the permitting department at NRW at the earliest opportunity.

Kind regards,

Siôn M. Williams  
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning  
Cyfoeth Naturiol Cymru / Natural Resources Wales

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 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.

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**From:** Mared Rees-Jones <[Mared.Rees-Jones@wrexham.gov.uk](mailto:Mared.Rees-Jones@wrexham.gov.uk)>  
**Sent:** 20 August 2021 10:13  
**To:** Williams, Sion M. <[Sion.M.Williams@cyfoethnaturiolcymru.gov.uk](mailto:Sion.M.Williams@cyfoethnaturiolcymru.gov.uk)>  
**Subject:** FW: P/2020/0239 - Land at Bwlchgwyn  
**Importance:** High

Hi Sion

Further to our zoom meeting respect of this site three weeks ago, please see below the additional information received from the agent regarding why they cannot connect the site to a mains sewer. Rather than going back and forth with further consultations, would you be able to me know if this is sufficient for NRW to advise that the condition can be discharged please? If so, I'll be happy to re-consult however if not, could you please let me know so that I can advise the applicant that further information will be required, which will save time from going through another formal re-consultation process.

Diolch

Mared

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**From:** [trevor@tmplanning.co.uk](mailto:trevor@tmplanning.co.uk) <[trevor@tmplanning.co.uk](mailto:trevor@tmplanning.co.uk)>  
**Sent:** 18 August 2021 21:40  
**To:** Mared Rees-Jones <[Mared.Rees-Jones@wrexham.gov.uk](mailto:Mared.Rees-Jones@wrexham.gov.uk)>  
**Subject:** RE: P/2020/0239 - Land at Bwlchgwyn  
**Importance:** High

Hi Mared

Further to your email dated 30<sup>th</sup> July 2021. I have attached a copy of the sewerage asset plan showing the nearest sewer to the site.

The nearest sewer available for connection is located at the end of the access lane adjacent to the Cemetery and The lodge in Bwlchgwyn Village. This is located some 250m from the site. The sewer is a 150mm dia running to capacity eventually increasing downstream to a 225mm dia. The sewer is located in the highway.

Access to the sewer is along a private pedestrian / vehicular unadopted lane. The lane is in various ownerships with only the right to pass and repass. No service rights exist.

However, it is understood that the general policy is, if there is a public sewer nearby or within 30m of the development the NRW will not permit a private sewerage treatment plant, septic tank, cesspit etc. If 4 dwellings, that distance is increased i.e. 4 x 30m = 120m. In my client's case we are 250m, far in excess of this. It also begs the question as to whether a caravan site is a development? However, the sewer in question is of a distance away from the site and a depth such that a gravity sewer connection is not possible. The sewer can only be accessed via a pumping system rendering the overall system financially unviable let alone the need for easements which are unlikely to be permitted. This is because adjoining land-owners by the nature of the new occupants of the approved development will not give permission.

The Councils Drainage Engineer thoroughly examined the application who was also aware of the distance to the sewer making it unreasonable to connect. It was agreed the only solution was to install a cesspit due to also the ground conditions and water table.

I trust the above should satisfy Sion as it is not reasonable to connect and that you can now approve the relative conditions.

My client will apply for the necessary permit.

Kind Regards

Trevor Mennell  
Trevor Mennell Planning

Tel: 01743 874662  
Mobile: 07968 874662

*Please note: as from 11<sup>th</sup> August 2021 my email address has changed to [trevor@tmplanning.co.uk](mailto:trevor@tmplanning.co.uk)*

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**From:** Mared Rees-Jones <[Mared.Rees-Jones@wrexham.gov.uk](mailto:Mared.Rees-Jones@wrexham.gov.uk)>  
**Sent:** 09 August 2021 10:20  
**To:** Trevor Mennell <[trevormennell@freenetname.co.uk](mailto:trevormennell@freenetname.co.uk)>  
**Subject:** FW: P/2020/0239 - Land at Bwlchgwyn

Hi Trevor

I am mindful that the applicant is urgently wanting to move onto the site, therefore am following up on my email below to you.

Until the foul drainage issue has been resolved, I cannot discharge the condition which would mean a delay in moving onto the site.

We really do need to get this aspect of the scheme resolved as soon as possible to enable the condition to be discharged.

If you have any queries, please do not hesitate to contact me direct.

Mared

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**From:** Mared Rees-Jones  
**Sent:** 30 July 2021 12:42  
**To:** 'Trevor Mennell' <[trevormennell@freenetname.co.uk](mailto:trevormennell@freenetname.co.uk)>  
**Subject:** P/2020/0239 - Land at Bwlchgwyn

Hi Trevor

I have just had a meeting with Sion Williams at NRW regarding the discharge of the foul drainage condition at the above site.

NRW are adamant that you will need to demonstrate that the proposal cannot be connected to the mains sewer and the reasons for this. I have asked Welsh Water to provide me with a Sewer Plan. The nearest mains sewer is approximately 100m or so away, which NRW state is within the remit of being able to connect to the mains sewer (120m being the cut off).

Therefore, their comments provided on the 28<sup>th</sup> July (available to view on the website) remain. You will need to go through their comments and demonstrate why a connection to the mains sewer cannot be made. I suggest you contact Welsh Water direct to see if this is feasible. If you can demonstrate that a connection is not feasible or cannot be made, you will then need to demonstrate why a septic tank or package treatment plant cannot be used. A cess pit is the last option in the hierarchy.

A permit will be required by the applicant from NRW for the use of a cess pit. And if it has not been demonstrated why the proposal cannot connect to the mains sewer, septic tank or package treatment plant, they may refuse to issue the permit, which will ultimately leave the applicant with no means of foul drainage for the site.

This is something that needs to be addressed and I will not be able to discharge the condition until the information required by NRW has been received.

NRW have set out what needs to be done in their response, however, if you have any queries, please do not hesitate to contact me direct.

Mared

Mared Rees-Jones  
Area Planning Officer /Swyddog Cynllunio



01978 298776



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Cyngor Bwrdeistref Sirol Wrecsam, 16 Stryt yr Arglwydd, Wrecsam LL11 1LG



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*We welcome correspondence in Welsh. We will respond to any correspondence in Welsh which will not lead to any delay.*

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