Woodsyde Developments Limited

Development Consultants

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Directors: Mr A W Gough
Mrs L M Gough

Ms Jenni Perkins
Senior Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR.

Your ref: P/2025/0700

18th November 2025

Dear Jenni,

P/2025/0700 - Change of Use of Barn to Dwelling at Willington Lodge, Horsemans Green, Whitchurch, SY13 3BZ.

We are in receipt of comments from Natural Resources Wales (NRW) in respect of the above planning application.

Reference is made to demonstrate that no additional nutrients would be discharged from the site and would therefore have no impact upon the SAC.

Currently, and as previously confirmed, there is an existing large septic tank with a capacity of approximately 3456 litres serving the development, which discharges its clean effluent to ground to a suitably sized drainage field to the paddock to the east of the proposals. The current and proposed loading in accordance with Code of Practice – Flows and Loads 4 are:

- Main House – 8 bed – 10 persons
- Cottage - 2 bed – 5 persons
- Proposal - 2 bed – 5 persons

Total – 20 persons x 0.9 (in accordance with Flows and Loads 4) = 18 persons at 150 litres/head. This equates to a total of 2700litres, with a residual spare capacity of 756 litres remaining in the septic tank following the addition of the proposal. The existing septic tank and drainage field was and is sized for maximum 23 persons and therefore no further improvements or additional drainage field is required to serve the proposal.

As the drainage field is existing and already sized for the size of septic tank, there will be no further improvements required. The drainage field and septic tank have served the development for many years with the septic tank, whilst last being updated some 10 - 12 years ago and retained in the same position. The closest SAC to the site is approximately 5km to the south-east and the existing and proposed development will not have any influence on the SAC. The drainage system is well maintained, with regular inspections and annual emptying of the tank or as required.

As mentioned above, the design of the existing private sewage system, including the drainage field has the capacity to effectively treat and discharge the additional wastewater to ground. There will be no increase to the existing sewage system over and above the maximum capacity it was designed for or indeed installed for and therefore there will be no increase in effluent discharge.

In conclusion, we consider that the proposals will not increase the wastewater to the existing private treatment system and this can be seen in the detailed breakdown of flows above. The owner has advised us that this drainage system has been operational for well over 10 years and there have been no issues with the system or permeability of the ground to accept the clean effluent. Therefore, it is considered that the ground conditions are satisfactory for the drainage field as the system will remain as existing and has the capacity to continue to operate effectively.

We trust the above addresses the points that have been raised and clarifies the existing arrangements that have been in place for many years without issue and as such will now be in a position to approve the details and planning application.

Kind regards.

Yours sincerely,

Kelly Griffiths
Senior Civil Engineer