30th January 2026

SPECIAL AREA OF CONSERVATION LETTER STATEMENT

QUEENSBRIDGE FARM, WREXAM

To whom it may concern,

Collington Winter Environmental Ltd (CWE) are writing on behalf of Mr Steven Heighway in relation to the planning application at Queensbridge Farm, Grange Road, Overton on Dee, Wrexham, LL13 0LE for a change of use of woodland to a glamping site to include glamping pods.

This letter has been written in response to council queries whereby they note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). Concerns have arisen regarding the drainage system of the proposed development which they deem poses a risk to the water quality within SAC river catchments.

The River Dee and Bala Lake SAC is located 1.4 km northwest from the site boundary. Ancient woodland located to the south of the development site is designated as Lightwood and Queensbridge Local Wildlife Site (LWS) and forms an area of ancient woodland. Although the SAC boundary is located approximately 1.4 km from the development site, Natural Resources Wales (NRW) consider the ancient woodland to for share characteristics and functionality of the SAC. Therefore, the LWS should be considered part of the SAC boundary and protected as such.

Specific concerns surround the maximum daily discharge of private sewage treatment systems. NRW provide screening criteria for significant likely adverse impacts upon the SAC for drainage, which consist:

"*Private sewage treatment systems discharging domestic wastewater to ground, built to the relevant British Standard (BS 6297:2007+A1:2008) having a maximum daily discharge rate of less than 2 cubic metres (m^3), and where the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain, and located more than 50m from a SAC boundary and at least 50m from any other known discharge to ground*"

In response to this, the proposed location of the wastewater treatment plants at Queensbridge Farm have been relocated to over 50 m from the ancient woodland edge and LWS boundary and 40 m from any other known discharge to ground. Additionally, the proposed plants have been positioned over 50 m from neighbouring plants.

Their position in relation to the LWS boundary and nearby water sources is not considered result in any likely significant impacts upon the integrity of the SAC or LWS.

Yours sincerely,

For and on behalf of Collington Winter Environmental Ltd.

[redacted]

Caitlin O'Connor

Senior Ecologist



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