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

16th February 2026

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

Firstly, we would reiterate that the property and drainage arrangements are in excess of 5 kilometres from a SAC to the south-east being Fenns, Whixall, Bettisfield, Wem and Cadney Mosses (Wales) and 7 kilometres from the River Dee to the north-west.

The small drain to the east of Willington Lodge we believe is the 'head of the run' and begins within the Lodge grounds and therefore is very shallow and in all likelihood the bottom of that drain is higher than the drainage field. Nonetheless it is away from the drainage field, where this has been established for well over 10 – 15 years and has caused no issue. The applicant has arranged for a set of porosity tests to be undertaken in the immediate locality of the drainage field and the results are shown below:

Test No	Time to drain	Seconds	Vp
1	103	3090	20.6
2	128	3900	26.0
3	138	4170	27.8

Average Vp 74.3/3 = 24.76

This is considered to be a good score and shows that porosity is also good, whereby water entering the system will dissipate down into the ground and not laterally across individual layers of ground makeup. If the natural angle of repose is assumed for the spread of water, then this will travel at effectively 45 degrees from each trench. The main property is used as a self-catering property rather than a single home and as such sees a reduction in everyday use, which would include the drainage system. It is likely therefore that the reduced use assists in the longevity of the system as a whole.

Overall, therefore given the results of the testing and use of the property, it is considered that the septic tank is appropriate and operates well including the drainage field. I do not see how the drainage field will affect the small drain to the east of the septic tank and drainage field, given the nature of the sandy soils found.

In respect of note 3 on the drawing this has been amended to reflect the results of the site testing.

As previously 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 originally designed for or indeed installed for.

In conclusion, 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. The applicants will be advised that as the overall discharge rate will be in the region of 2.7m^3, a separate permit will need to be sought from NRW as this exceeds the 2.0m^3 threshold.

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,

A W Gough
Director

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