



Land north of Bryn Lane / Utopia City Wrexham, North Wales

Shadow Habitats Regulations Assessment

Prepared For: Net World Sports

Document Reference: 9134.013

March 2026

Version 3.0

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Project Name:	Land north of Bryn Lane / Utopia City
Location:	Wrexham, North Wales
Document Title:	Shadow Habitats Regulations Assessment (sHRA)
Client:	Net World Sports
Year of Surveys:	N/A
Report Prepared:	June 2023
Prepared by:	The Environment Partnership Ltd
Office:	Warrington
Document Ref:	9134.013

Document history and status:

Version	Date	Description of Issue	Author	Checked	Approved
1.0	18.04.23	First draft	Alun Evans	MW	MW
2.0	13.06.23	Updated to reflect client comments and on site phosphate information and treatment system	Alun Evans	MW	MW
3.0	03.03.26	Updated to reflect revised phosphate assessment and foul water treatment strategy	Alun Evans	MW	MW

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1.0 Introduction

- 1.1 The Environment Partnership (TEP) was commissioned by Net World Sports in December 2022 to complete a shadow Habitats Regulations Assessment (sHRA) to support a hybrid planning application (P/2023/0497) on land north of Bryn Lane (Utopia City), Wrexham (hereafter referred to as 'the site').
- 1.2 In February 2026 TEP was commissioned by the client to update the sHRA to reflect a revised foul water drainage strategy, updated phosphate assessments and publication of Welsh Government guidance.

Proposed Scheme

- 1.3 The proposed scheme is in the form of a hybrid planning application, comprising:

Detailed Component:

- Demolition of existing buildings, site clearance and preparation works, including removal of vegetation and reprofiling of topsoil, where necessary;
- *Construction of a new warehouse unit, providing 33,595 sqm Gross External Area (GEA) for B1c (light industry appropriate in a residential area), B2 (general industrial) and B8 (storage & distribution) uses (Unit 2);*
- *Construction of 8 new smaller units (Units 3-7;14-16), providing a total of 29,659 sqm GEA for B1c (light industry appropriate in a residential area), B2 (general industrial) and B8 (storage & distribution) uses;*

Outline Component:

- *Construction of up to 72,635 sqm GEA for employment uses (B1c (light industry appropriate in a residential area), B2 (general industrial) and B8 (storage & distribution) uses), ancillary retail/drive thru facilities and potential for a hotel and petrol filling station (A1, A3, C1 or sui generis). The overall quantum of A1, A3, C1 or sui generis use would not exceed 16,150sqm GEA.*

Site wide:

- *Access and parking provision, including new access junctions, internal roads, service yards and car and HGV parking. Two new junctions are proposed (in detail) providing vehicular access, as well as cycle and pedestrian access, from Bryn Lane/Industrial Estate Road with an additional access road for a substation. Car parking spaces, HGV trailer spaces and HGV lorry spaces are proposed across the application site;*
- *Retention and enhancement of some existing on-site green spaces and provision of landscaping around the application site; and*
- *Implementation of drainage/attenuation measures.*

- 1.4 The layout is indicated on the Illustrative Masterplan (22136-SGP-ZZ-ZZ-DR-A-111001), as shown in Drawing 2. It is currently anticipated that the proposed development will be constructed in phases between 2026 to 2032.
- 1.5 The sHRA is required following comments from Natural Resources Wales (05/12/22) in their scoping opinion that the Environmental Statement should fully assess impacts of air pollution and dust on protected sites and that Planning Authorities must consider the phosphorus impact of proposed developments on water quality within Special Areas of Conservation (SAC) river catchments under the Habitats Regulations.
- 1.6 Guidance was issued by the Welsh Government in August 2025 on Development in Special Areas of Conservation affected by phosphorus¹. This guidance is drafted to facilitate the delivery of development in SAC River catchments affected by phosphorus. Applying this guidance is intended to enable statutory authorities to identify a pathway through which development applications can be determined, taking account of the requirements of the Habitats Regulations in respect of water quality related impacts associated with phosphorus only.
- 1.7 Wrexham County Borough Council have advised that due to the currently failing River Dee SAC with regards to phosphorus targets and the potential significant effect of the development on the SAC, an Appropriate Assessment (AA) demonstrating no significant effect is required under the Habitats Regulations before granting permission.

Site description

- 1.8 The site is bounded to the south by Bryn Lane and Wrexham Industrial Estate, to the north by Francis Lane, to the west by both Industrial Estate Road and Hugmore Lane, and to the east by open agricultural fields. The wider area predominantly comprises urban development to the west associated with Wrexham town centre, and open countryside present to the north, and east and Industrial Estate to the south (see Figure 1).



Figure 1: Site Location in Local Context

¹ DTA Ecology (2024). Practical planning guidance to support development, particularly the delivery of affordable housing, in Special Areas of Conservation river catchments affected by phosphorus.

- 1.9 The site predominantly comprises arable land, separated into eight fields by intact and defunct hedgerows lined with intermittent trees. There are two residential properties on site with associated buildings. Seven ponds are situated within the central and southern parts of the site.

Ecological and Survey Reference Documents

- 1.10 This report has been informed by the following ecological surveys and reports.

- ES, Chapter 11 – Biodiversity (TEP 2023)
- Ecology Desk Study (TEP - 2023)
- Phase 1 Habitat Survey Technical Report (TEP - 2023)
- Great Crested Newt Technical Appendix (TEP - 2023)
- Bat Roost Survey Report (TEP - 2023)
- Bat Activity Survey Report (TEP – 2023)
- Breeding Bird Survey (TEP - 2023)
- Winter Bird Technical Appendix (TEP – 2023)
- Arboricultural Impact Assessment (TEP - 2023)
- Hedgerows Regulations Assessment (TEP – 2023)
- Phosphate Assessments² (Tier Consult - 2026)

- 1.11 The Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake, Wales) Special Area of Conservation Wales (SAC) and River Dee and Bala Lake Special Area of Conservation England (SAC) is located 3.1km to the east of the site. A Midlands Meres and Mosses Ramsar site is located 3.1km northwest of the site.

The Habitat Regulations Assessment Process

- 1.12 Habitats Regulations Assessment (HRA) is an assessment of the potential effects of a proposed project or plan on one or more sites of international nature conservation importance.
- 1.13 The Habitats Directive (92/43/EEC) established a network of designated sites, within the European Community, with the objective of protecting sites that are considered to be of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. These are European designated sites and are known as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Offshore Marine Sites (OMS).

² Tier Consult (2026). Utopia City, Bryn Lane, Wrexham Industrial Estate. Phosphate Assessment v1.1

- 1.14 The Habitats Directive (92/43/EEC) transposed into UK law in 1994 as The Habitats Regulations, which was subsequently amended and is known as the Conservation of Habitats and Species Regulations 2017. A number of changes have been made to this by the **Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, referred to as the 2019 Regulations**. Under the 2019 Regulations, SACs and SPAs in the UK no longer form part of the EU's Natura 2000 ecological network. The 2019 Regulations have created a National Site Network (NSN) on land and at sea, including both the inshore and offshore marine areas in the UK.
- 1.15 Ramsar sites are wetlands of international importance, designated under the International Wetlands Convention, which took place at Ramsar, Iran. Although Ramsar sites do not form part of the national site network, national planning policy recommends that Ramsar sites should be afforded the same level of consideration as SAC and SPA designated sites.
- 1.16 Under the Habitats Regulations the granting of approval (i.e. planning permissions, licences and consents) for developments is restricted if they are likely to have a significant adverse effect on an SAC, SPA or Ramsar site.
- 1.17 Guidance (EC, 2001³; IPC, 2022⁴) on undertaking assessment of plans or projects that may impact upon designated European sites recommends a staged approach to the assessment process:
- Stage 1. Screening - The process of identifying potentially relevant European sites and the likely impacts of a project upon the designated features of a European site, either alone or in combination with other plans and projects and considering whether the impacts are likely to be significant.
 - Stage 2. Appropriate Assessment (AA) - Assessment of the impacts, considering proposed mitigation measures, on the integrity of the European site, either alone or in combination with other plans and projects, with regard to the site's structure and function and its conservation objectives. If it cannot be concluded beyond reasonable scientific doubt that the project would not adversely affect site integrity then development consent cannot be issued unless the steps set out in Stages 3 are successfully concluded
 - Stage 3. Derogation – consider if proposals that would have an Adverse Effect on Integrity (AEoI) of a European site(s) qualify for an exemption. There are three tests to this stage to be followed in order: consider alternative solutions; consider Imperative Reasons of Overriding Public Interest (IROPI); and secure compensatory measures. Each test must be passed in sequence for a derogation to be granted.
- 1.18 All three stages of the process are referred to cumulatively as the Habitats Regulations Assessment (HRA).

³ European Commission (2001) Assessment of plans and projects significantly affecting Natura 2000 Sites. Methodological guidance in the provisions of Article 6 (3) and (4) of the Habitats Directive 92/43/EEC

⁴ The Infrastructure Planning Commission (2022). Advice Note 10: Habitat Regulations Assessment for nationally significant infrastructure projects.

- 1.19 Guidance on what constitutes the integrity of a European site has been provided by the European Commission (EC, 2001). In this guidance, integrity is defined as “the coherence of the site’s ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or populations of species for which the site has been designated”.
- 1.20 This document considers Stage 1 and Stage 2 of the HRA process. This assessment takes account of the 2017 'People over Wind' ruling which confirmed that mitigation cannot be taken into consideration at the screening stage prior to Appropriate Assessment.
- 1.21 Under the Habitat Regulations Wrexham County Borough Council (WCBC) is the competent authority for this development ensuring that development management decisions do not adversely affect the integrity of the NSN sites. As such this document is termed a ‘shadow’ Habitat Regulations Screening Assessment.

2.0 Summary of Baseline Information

International Designated Sites Considered within Influencing Distance

- 2.1 The Site is located within 10km of the following international designated sites. Details of these sites are provided in Table 1 and within the Ecology Desk Study (TEP Ref.9134.002v3.0).

Table 1: Internationally Designated Wildlife Sites within 10 km of the Site.

Site name:	Designation:	Distance (km):
Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales) River Dee and Bala Lake (England)	SAC	3.1km east
Midland Meres & Mosses Phase 2 (Wales) - Vicarage Moss	Ramsar	3.1km northwest
Johnstown Newt Sites	SAC	8km southwest

- 2.2 The locations of these sites relative to the proposed development site are shown in drawing G9134.033.

Sites Scoped Out

- 2.3 Due to size of the site, lack of species interaction, distance from the site and no direct impact pathway, the following sites have been scoped out of further appraisal:

- Midland Meres and Mosses Phase 2 (Wales) Ramsar– Vicarage Moss; and
- Johnstown Newt Sites SAC.

- 2.4 Therefore for the purposes of this report the following site has been taken forward for assessment and is listed in Table 2 below:

Table 2: Internationally Designated Wildlife Sites within 10 km of the Site.

Site name	Designation
Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales) River Dee and Bala Lake (England)	SAC

3.0 Summary of Designated Sites

- 3.1 A summary of the designated sites, their qualifying interest features and conservation objectives are provided below.

Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales) SAC

- 3.2 The River Dee has its source in Snowdonia at the outflow of Llyn Tegid and it includes the Ceiriog, Meloch, Tryweryn and Mynach tributaries. Its catchment contains a wide spectrum of landscape from high mountains around Bala, rugged peaks near Llangollen, steep sided wooded valleys, and the plains of Cheshire, Flintshire, north Shropshire and Wrexham. The site qualifies for the following reasons:

Annex I Habitats that are a primary reason for site selection

- Water courses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche - Batrachium* vegetation

Annex II species that are a primary reason for site selection

- Atlantic Salmon *Salmon salar*
- Floating water-plantain *Luronium natans*.

Annex II species present as a qualifying feature, but not a primary reason for site selection

- Sea lamprey *Petromyzon marinus*
- Brook lamprey *Lampetra planeri*
- River lamprey *Lampetra fluviatilis*
- Bullhead *Cottus gobio*
- Otter *Lutra lutra*

Conservation Objectives

- 3.3 The SAC is cross border with parts in Wales and England. The Conservation Objectives for the site in Wales have been updated by Natural Resources Wales⁵ and are detailed below, followed by those in England (Natural England, 2018⁶, 2019⁷).

Wales

- 3.4 Conservation Objective for watercourse:

- The ecological status of the watercourse is a major factor in determining Favourable Conservation Status (FCS) for all site features. The required conservation objective for

⁵ Natural Resources Wales (2022). Conservation Management Plan including Conservation Objectives for River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC.

⁶ Natural England (2018). European Site Conservation Objectives for River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid Special Area of Conservation

⁷ Natural England (2019). European Site Conservation Objectives: Supplementary advice on conserving and restoring site features. River Dee and Bala Lake/ Afon Dyfrdwy a Llyn Tegid Special Area of Conservation

the watercourse is defined below. This section is an integral part of the conservation objectives for all features of this SAC.

- The ecological status of the water environment should be sufficient to maintain a stable or increasing population of each feature. This will include elements of water quantity and quality, physical habitat and community composition and structure.
- Water quality standards for the river Dee follow those in the revised Common Standards Monitoring Guidance for Rivers (JNCC 2016).. There will be no deterioration in water quality, as defined by these standards, other than that temporarily generated by natural variations in water flow or by man-made variations occurring as a result of operating the River Dee flow control regime within its normal operating parameters.
- The Dee flow regime should remain within 10% of 'recent actual flow' as described by Bethune (2006).
- The river planform and profile should be predominantly unmodified. Physical modifications having an adverse effect on the integrity of the SAC will be avoided.
- Artificial factors impacting on the capability of each feature to occupy the full extent of its potential range should be modified where necessary to allow passage, eg. weirs, bridge sills, or other forms of barrier.
- Natural limiting factors such as waterfalls, which may limit the natural range of a feature or its dispersal between naturally isolated populations, should not be modified.
- Levels for nutrients, in particular phosphate, will be agreed for cross-border water bodies between NRW and NE, and measures taken to maintain nutrients below these levels.
- Potential sources of pollution, nutrient enrichment and/or suspended solids that have not been addressed in the Review of Consents such as, but not confined to, diffuse pollution or disturbance to sediments, will be considered in assessing plans and projects.

3.5 Conservation Objective for Feature 1: Watercourses of plain to montane levels with the *Ranunculus fluitantis* and *Callitriche-Batrachion* vegetation (EU Habitat Code: 3260)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
 - The conservation objective for the watercourse as defined above must be met.
 - The extent of this feature within its potential range in this SAC should be stable or increasing.
 - The extent of the sub-communities that are represented within this feature should be stable or increasing.
 - The conservation status of the feature's typical species should be favourable.

- All known, controllable factors, affecting the achievement of these conditions are under control (many factors may be unknown or beyond human control).

3.6 Conservation Objective for Feature 2: Atlantic salmon *Salmo salar* (EU Species Code: 1106)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
 - The parameters defined in the vision for the watercourse as defined above must be met.
 - The SAC feature populations will be stable or increasing over the long term.
 - The natural range of the features in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future.
 - There will be no reduction in the area or quality of habitat for the feature populations in the SAC on a long-term basis.
 - All known, controllable factors, affecting the achievement of these conditions are under control (many factors may be unknown or beyond human control).

3.7 Conservation Objective for Features 4, 5, and 6: Sea lamprey *Petromyzon marinus* (EU Species Code: 1095), Brook lamprey *Lampetra planeri* (EU Species Code : 1096), River lamprey *Lampetra fluviatilis* (EU Species Code : 1099)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
 - The parameters defined in the vision for the watercourse as defined above must be met.
 - The SAC feature populations will be stable or increasing over the long term.
 - The natural range of the features in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future.
 - There will be no reduction in the area or quality of habitat for the feature populations in the SAC on a long-term basis.
 - All factors affecting the achievement of these conditions are under control.

3.8 Conservation Objective for Feature 7: Bullhead *Cottus gobio* (EU Species Code: 1163)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
 - The parameters defined in the vision for the watercourse as defined above must be met.

- The SAC feature populations will be stable or increasing over the long term.
- The natural range of the features in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future.
- There will be no reduction in the area or quality of habitat for the feature populations in the SAC on a long-term basis.
- All factors affecting the achievement of these conditions are under control.

3.9 Conservation Objective for Feature 8: *European otter Lutra lutra* (EU Species Code: 1355)

- The vision for this feature is for it to be in a favourable conservation status, where all of the following conditions are satisfied:
 - The parameters defined in the vision for the watercourse as defined above must be met.
 - The SAC otter population is stable or increasing over the long term, both within the SAC and within its catchment.
 - There will be no loss of otter breeding or resting sites other than by natural means (such as naturally occurring river processes) within the SAC or its catchment.
 - The number of potential resting sites within the SAC will not be a factor that limits the otter population's size or extent.
 - There should be no reduction of fish biomass within the SAC or its tributaries except for that attributable to natural fluctuations.
 - There should be no loss of amphibian habitat likely to provide a source of prey for members of the SAC otter population.
 - The potential range of otters within the SAC or its catchment is neither being reduced nor is likely to be reduced for the foreseeable future.
 - All known or potential access or dispersal routes within the catchment for otters that might be considered part of the SAC population should be maintained such that their function is not impaired including the incorporation of measures or features required to avoid disturbance.
 - Off site habitats likely to function as 'stepping stones' within the catchment for members of the SAC otter population will be maintained for migration, dispersal, foraging and genetic exchange purposes.
 - All man-made structures within or likely to be used by otters from the SAC population must incorporate effective measures to facilitate the safe movement and dispersal of otters.

- All known, controllable factors, affecting the achievement of these conditions are under control (many factors may be unknown or beyond human control).

England

- 3.10 The Conservation Objectives for the site in England are detailed below.
- 3.11 With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change;
- Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
 - The extent and distribution of qualifying natural habitats and habitats of qualifying species
 - The structure and function (including typical species) of qualifying natural habitats
 - The structure and function of the habitats of qualifying species
 - The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
 - The populations of qualifying species, and,
 - The distribution of qualifying species within the site

4.0 Stage 1 Screening Assessment

Impact Pathways to be included in the Habitat Regulations Assessment

- 4.1 The Stage 1 Screening Assessment for the proposed development is presented in Table 4.1. Due to the proposed development type, the following potential impact pathways have been identified that could potentially affect the conservation status of the identified NSN sites, which will be further assessed:
- Potential pollution impacts during the construction stage
 - Potential air quality impacts from vehicle emissions during the construction and operational stage
 - Potential dust impacts during construction
 - Potential Phosphate increases within the River Dee and Bala Lake SAC catchment during the operational stage
- 4.2 As the qualifying species Floating water-plantain *Luronium natans*, which is understood to be present in the slow flowing water in the outflow of Llyn Tegid, above the sluice gates which regulate the flows from Llyn Tegid and the Celyn Reservoir⁸ (approximately 65km upstream from the Holt area), is not identified as a key species in this SAC management unit⁹, it is scoped out of the assessment.
- 4.3 It is confirmed that the proposed development is in no way linked to the conservation management of European designated sites in the UK or Ramsar sites.

⁸ Jacobs (2013). River Dee / Afon Dyfrdwy SSSI Technical Restoration Report

⁹ Natural Resources Wales (2023). Conservation Management Plan including Conservation Objectives for River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC

Table 4.1: HRA Stage 1: Screening

Impacting including pathway	Assessment	Included in HRA
Deterioration of SAC habitat and species from waterborne pollution through hydrological linkages Construction and operational	Impact characterisation: There is potential for runoff from construction and operational activities to affect habitats and features associated with this designation. The proposed development is outside of the SAC. The site is within 160m of Redwither Brook (Main River) which is located to the west and discharges to the River Clywedog, a major tributary of the River Dee. However the site is separated from Redwither Brook by dual carriageways, other roads and industrial units and the brook is largely culverted underground in this locality. Furthermore the proposed surface drainage for the site, designed to accommodate all storm events up to the 1 in 100 year storm plus an additional 40% to cater for climatic change, will discharge on its eastern boundary¹⁰, approximately 1km from the Redwither Brook and 0.9km from other main rivers. The drainage system will include oil separators to remove oil-based pollutants before the flow is discharged from the site. The risk of run off/pollution is therefore considered low. Furthermore the use of industry standard pollution prevention measures, within the appointed contractors Construction Environmental Management Plan (CEMP), will include best-practice methods on how site run-off will be controlled, how site waste will be managed and will include emergency procedures in the event of a pollution incident. It is concluded that there will be no likely significant effect as a result of pollution.	No
Nitrogen deposition/air quality Construction and Operational	Impact characterisation: There is potential for increases in vehicle emissions during the construction phase and operational phase. The River Dee and Bala Lake SAC is 3.1km to the east. Although the A534, one of the possible access roads crosses the designated river at Holt/Farndon, the designated site was not identified as being one that could be affected by increased deposition of air pollutants, including emissions from significant increases in traffic during the various iterations of the Habitat Regulation Assessment that were prepared for the stages of the Wrexham Local Development Plan 2013 – 2028. Furthermore the proposed development is not predicted to increase traffic flows in the vicinity of the identified ecological designation by more than 1,000 Annual Average Daily Traffic (AADT). As such, potential air quality impacts as a result of the completed development stage road vehicle exhaust emissions are classified as not significant.	No

¹⁰ Tier Consult Storm Water / SUDs Maintenance Plan Bryn Lane Wrexham Ref: 2486_REP_SUDS_001

Impacting including pathway	Assessment	Included in HRA
	It is concluded that there will be no likely significant effect as a result of air quality impacts.	
Dust generation Construction	Impact characterisation: There is potential for increases in dust during the construction phase. However the River Dee and Bala Lake SAC is 3.1km to the east and therefore dust is not considered to be an issue given this distance. Furthermore the use of industry standard pollution prevention measures, within the appointed contractors Construction Environmental Management Plan (CEMP), will include best-practice methods on how dust will be controlled. It is concluded that there will be no likely significant effect as a result of dust generation.	No
Deterioration of SAC water quality from phosphates Operational	Impact characterisation: The proposed development is located in the catchment of the River Dee /Afon Dyfrdwy. Revisions to Joint Nature Conservation Committee (JNCC) monitoring guidance led Natural Resources Wales (NRW) to review its conservation objectives for river SACs in Wales, notably with respect to phosphorus where targets have been substantially tightened. In January 2021 NRW published a report in which it presented an assessment of how much phosphorus there is in SAC rivers measured against revised water quality targets. The River Dee was found to have localised failures against its SAC Phosphate target, with the magnitude of the failures referred to as 'low to moderate' NRW subsequently issued a planning policy position statement¹¹ which identified a 38% failure rate for the River Dee and stated: "Any proposed development within the catchment or waterbody that might increase the amount of phosphate within the catchment or waterbody could lead to additional damaging effects to the SAC therefore such proposals should be screened through a HRA to determine whether they are likely to have a significant effect on the site's qualifying features". The proposed development will involve discharging wastewater from the proposed development to an existing Dwr Cymru Welsh Water (DCWW) sewerage network that feeds to the Five Fords Waste Water Treatment Works (WwTW) located appropriately 3.1km to the southwest. In order to accommodate the increase annual phosphate load from the proposed development, from staff and visitors coming in from outside the county borough, the WwTW will require sufficient	Yes – potential of deterioration of SAC water quality

¹¹ <https://cdn.cyfoethnaturiol.cymru/media/693023/planning-position-statement-river-sac-compliance.pdf?mode=pad&rnd=132557132170000000>



Impacting including pathway	Assessment	Included in HRA
	headroom. Without sufficient headroom, there is a risk that untreated wastewater (and phosphate) could discharge directly into the River Dee.	

5.0 Stage 2 Appropriate Assessment

- 5.1 The Appropriate Assessment stage of the HRA focuses on those impacts judged likely at the screening stage to have a significant effect and seeks to conclude whether they would result in an adverse effect on the integrity of the qualifying features of a NSN site(s), or where insufficient certainty regarding this remains.
- 5.2 The integrity of a site depends on the site being able to sustain its 'qualifying features' across the whole of the site and ensure their continued viability.

Impact Pathways to be included in the Assessment

- 5.3 The following impact pathways have been identified for the proposed development to be considered at Appropriate Assessment stage:
- Deterioration of SAC water quality from phosphates
- 5.4 The appropriate assessment therefore assesses potential impacts on the River Dee and Bala Lake SAC from phosphates.
- 5.5 It is now acceptable to take account of mitigation measures when determining if the proposed development will have any effect on the integrity of National Site Network sites and Ramsar sites in the UK. This approach is consistent with the 'People over Wind' ruling.

Phosphate Assessment

- 5.6 Nutrient budget calculations for the proposed development have been undertaken¹². Based on the Stage 4 results, the phosphate assessment indicates that a total of 9.09 kg TP/year must be mitigated to achieve a phosphorus-neutral balance for the development. When divided between phases of the development, this equates to 4.97 TP/year for Phase 1 and 4.12 kg TP/year for Phase 2. These figures are inclusive of a 20% buffer.
- 5.7 The majority of the residual phosphorus load of 9.09 kg TP/year arises primarily from the additional wastewater generated by site occupation. This value is based on the site occupation using the Homes & Community Agency Employment Density and a relatively high proportion (27%) of employees commuting from outside of Wrexham. In practice, these assumptions are likely to overestimate the actual phosphorus contribution. A lower operational population would correspondingly reduce the Stage 1 wastewater phosphorus load and hence decrease the overall mitigation requirement.

¹² Tier Consult (2026). Utopia City, Bryn Lane, Wrexham Industrial Estate. Phosphate Assessment.v1.1

- 5.8 It is understood that following consultation with Dwr Cymru Welsh Water that the Five Fords WwTW is operating with a licence and has headroom/capacity to accommodate wastewater from the proposed development. Furthermore investment is also proposed within the Wrexham Industrial Estate sewage network as part of the Investment Zone. As a result no adverse effect on the integrity of the River Dee and Bala Lake SAC will result, i.e. there would be no increase in phosphorus levels in the SAC as a result of the proposed development.

Mitigation

- 5.9 If required land with the proposed Utopia Strategic Ecological Corridor (SEC) can also be utilised for phosphate mitigation alongside habitat creation and restoration.

6.0 In-combination Assessment

- 6.1 An updated in-combination effects assessment was undertaken to determine whether there are other projects or plans currently in the planning system which have the potential to affect the River Dee and Bala Lake SAC, focussing on potential impacts on water quality.
- 6.2 The following Council websites were searched to identify planning applications to be included in the In-Combination Effects Assessment:
- Wrexham County Borough Council (WCBC)
 - Flintshire County Council (FCC)
 - Cheshire West and Chester Council (CWAC)
- 6.3 Developments included in the assessment focussed on residential applications from January 2021, as the principal contributor to phosphate levels from development, within 10km of the proposed site. January 2021 was selected as the starting date for the assessment as it marked the publication of NRW's report which presented an assessment of how much phosphorus there is in SAC rivers measured against revised water quality targets, and the River Dee being identified to have localised failures against its SAC Phosphate target. Details of the developments included in the in-combination effects assessment are included in Appendix A.
- 6.4 The review of the developments within WCBC and FCC identified the requirement in order for developments creating waste water to proceed, they needed to demonstrate no adverse effect on the integrity of the River Dee and Bala Lake SAC, i.e. no increase in phosphorus levels in the SAC as a result of the proposed development. The vast majority of the individual developments demonstrated that either sufficient capacity was available in their respective WWTW or if there was insufficient capacity that either on site, or off site mitigation measures were deliverable.
- 6.5 Dwr Cymru Welsh Water state in their more recent responses (mid 2025 onwards) the foul flows from that small residential schemes that would drain to Five Fords WwTW can be accommodated in the public sewerage system. However it states that major residential schemes would overload the WwTW and that a scheme is planned to rectify this, due for completion by the end of March 2030. Therefore Dwr Cymru Welsh Water recommends for major residential schemes that buildings should be occupied until March 2030, unless the upgrading work has been completed.
- 6.6 A limited number of developments were identified in CWAC, none which are connected to the Five Fords WwTW. Capacity exists in other WwTW which ultimately discharge into the River Dee SAC.

- 6.7 Consideration was also given to the Wrexham Unitary Development Plan (UDP) 1996-2011 (adopted 2005) and Future Wales: the national plan 2040. The replacement The Wrexham Local Development Plan (LDP) 2013-2028 is unadopted.
- 6.8 Due to these requirements which will necessitate that each new development fully mitigate (either on site or through treatment at the WwTW) any increase in phosphates there will therefore be no significant in-combination impacts with this development.

Conclusion

- 6.9 There are therefore no predicted significant in-combination impacts with any plans or projects on any NSN sites.

7.0 Conclusions

- 7.1 The proposed development is located on land north of Bryn Lane, Wrexham.
- 7.2 Three National Site Network sites were identified within 10km of the proposed development, two of which were scoped out due to lack of species, distance from the site and no direct impact pathways. One NSN site; the Afon Dyfrdwy a Llyn Tegid (River Dee and Bala Lake Wales) and River Dee and Bala Lake (England) SAC was taken forward for further investigation of possible effects.
- 7.3 The first part of this assessment took the form of a Test of Likely Significant Effect or “TOLSE”.
- 7.4 The TOLSE identified likely significant effects for potential deterioration of water quality from increased phosphate levels in the River Dee and Bala Lake SAC. This impact pathway was taken forward to Appropriate Assessment Stage as without sufficient capacity in the Five Fords WwTW, there is a risk that untreated wastewater (and phosphate) could discharge directly into the River Dee.
- 7.5 As there is sufficient headroom within Five Fords WwTW to accommodate the foul waste water from the proposed development no adverse effect on the integrity of the River Dee and Bala Lake SAC, ie no increase in phosphorus levels in the SAC, will result.
- 7.6 This assessment concludes that the proposed development alone, or in-combination with other projects or plans, will not affect the integrity of National Site Network sites or Ramsars in the UK.

TEP Appendix A

Planning Search within 10km

Planning Application Search February 2026 – Bryn Lane

Residential developments (excluding extensions) since January 2021, within 10km of the Bryn Lane site.

Wrexham County Borough Council					
Reference	Location	Description	Status	Notes	Distance from site
P/2025/0946	Land to the rear of 11 and 11a Stanley Road, Ponciau, Wrexham, LL14 1HH	Outline application for erection of dwelling	Pending (Validated 22/01/2026)	NRW requires further information on foul drainage. They note that the proposed development could potentially lead to an increase of phosphorus load into the River Dee and Bala Lake SAC. Impact will need to be assessed through HRA. Dwr Cymru Welsh Water state that the proposed development would drain to Five Fords WWTW, they conclude that foul flows can be accommodated in the public sewerage system.	9.1 km south-west
P/2025/0845	Land at Manley Hall, Erbistock, Wrexham, LL13 0DH	Outline application for erection of a rural workers dwelling	Pending (Validated 11/12/2025)	NRW requires further information on foul drainage. They note that the proposed development could potentially lead to an increase of phosphorus load into the River Dee and Bala Lake SAC. Impact will need to be assessed through HRA. Dwr Cymru Welsh Water notes that there is no public sewerage system in this area, satisfactory alternative facilities for sewage disposal will be required.	9.8 km south

P/2025/0833	Roxburgh House, 12 Hill Street, Wrexham, LL11 1SN	Change of use of second and third floor of building from class B1 (offices) to create 30 no apartments (class C3) including creation of additional parking spaces, bin store, cycle storage and means of escape	Pending (Validated 30/10/2025)	NRW requires further information on foul drainage. They note that the proposed development could potentially lead to an increase of phosphorus load into the River Dee and Bala Lake SAC. Impact will need to be assessed through HRA. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.	4.7 km west
P/2025/0782	Land east of Foxhollow Cottage, Heol Pen y Felin, Coedpoeth, Wrexham, LL11 3TU	Outline application for erection of dwelling	Pending (Validated 28/10/2025)	NRW has concerns with the application. NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee.	9.8 km west
P/2025/0716	40 Westminster Road, Moss, Wrexham, LL11 6DG	Demolition of 2 semi-detached dwellings and erection of 3 detached dwellings	Pending (Validated 15/09/2025)	NRW has concerns with the application. NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the	7.3 km west

				HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water state that the proposed development would drain to Five Fords WwTW, they conclude that foul flows can be accommodated in the public sewerage system.	
P/2025/0689	Land to the rear of 55 Bletchley Road, Wrexham, LL13 7AU	Outline application for erection of dwelling	Pending (Validated 05/09/2025)	NRW has concerns with the application. NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water states that foul flows from the proposed development can be accommodated within the immediate public sewerage system. However, Five Fords WwTW is failing to comply with the 95% quartile for its phosphorus consent limit.	4.5km west
P/2025/0629	Ebeneser (Capel yr Annibynwyr), 2 Chester Road,	Erection of 27 no apartments	Pending (Validated 11/08/2025)	NRW has concerns with the application. NRW notes that proposed development could	4.4 km west

	Wrexham, LL12 7AD			potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water notes that the site would drain to Five Fords WwTW. This WwTW is currently compliant with the phosphorus consent limit and has capacity to accommodate the foul flows from the proposed development.	
P/2025/0559	Land south of Rock House, Mold Road, Cefn y Bedd, Wrexham, LL12 9US	Outline application for the erection of 2 dwellings	Pending (Validated 30/07/2025)	NRW has concerns with the application. NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water considers that the foul flows generated by the proposed development can be accommodated at Gresford WwTW.	7.8 km north-west

P/2025/0490	Jerusalem Methodist Chapel, High Street, Johnstown, Wrexham, LL14 2SH	Conversion of chapel into 2 no 3 bedroom flats and 2 no 1 bedroom flats with associated parking	Pending (Validated 28/08/2025)	NRW has no comments on phosphorus/foul water. Dwr Cymru Welsh Water state that the development would drain to Five Fords WwTW which has capacity to accommodate the foul flows generated.	9.2 km south-west
P/2025/0480	32-36 Bridge Street, Wrexham, LL13 7HP	Erection of 12 apartments	Pending (Validated 16/06/2025)	NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water states that there is not capacity in the phosphorus consent limit at Five Fords WwTW to accommodate foul water flows from the development. However, DC/WW is required to deliver a scheme at the WwTW to ensure 95% quartile compliance with flow passed forward performance by the end of 2030.	4.7 km west
P/2025/0427	Land at Erlas Park, Cefn Road, Wrexham, LL13 9TT	Outline application for erection of up to 900 dwellings	Pending (Validated 21/05/2025)	NRW requires further information. NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater	2.3 km west

				treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water states that the proposed development would overload the existing WwTW, however a scheme is planned to rectify this and is due for completion by 31/03/2030. No buildings should be brought into use before this work is completed. Holding response.	
P/2025/0417	Land adjacent to Sycamore House, Wrexham Road, Holt, Wrexham, LL13 9YU	Outline application for erection of up to 39 dwellings	Pending (Validated 20/05/2025)	NRW has concerns with the application. NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water states that the development would drain to Holt WwTW, which is currently compliant with its phosphorus consent limit. However, it is unlikely	2.8 km north-east

				that sufficient capacity exists to accommodate the development within the sewerage system without causing detriment to other customers or environmental harm. Improvements to Holt WwTW are planned for completion by 30/03/2030, no buildings can be occupied before these improvements are implemented.	
P/2025/0272	214 Holt Road, Wrexham, LL13 9EB	Erection of 2 dwellings	Pending (Validated 02/07/2025)	NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water confirms that the foul flows from the proposed development can be accommodated within the public sewerage system. Capacity exists within the phosphorus consent limit at Holt WwTW to accommodate the development.	3.0 km west
P/2025/0244	Land to the south west of the Old Black Horse Public House, High Street,	Erection of 4 dwellings	Pending (Validated 13/03/2025)	NRW requires further information. NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater	7.1 km west

	Rhostyllen, Wrexham, LL14 4AG			treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee.	
P/2025/0241	Wallington Lane Farm, Wallington Lane, Worthenbury, Wrexham, LL13 0AL	Conversion of barn to dwelling	Pending (Validated 10/03/2025)	NRW requires further information. Development has the potential to increase the amount of nutrients being discharged from the site. Noted that private treatment plant is proposed to discharge to a nearby watercourse, advise that revised proposals for foul drainage discharge are submitted. Dwr Cymru Welsh Water notes that an alternative to mains drainage is proposed and suggests that the applicant seek advice from NRW.	6.2 km south
P/2024/1692	Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo, Wrexham, LL11 5BL	Demolition of Engedi Chapel and Brymbo Methodist Church and erection of 16 apartments	Pending (Validated 24/12/2024)	NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee. Dwr Cymru Welsh Water confirms capacity exists in the public	9.0 km west

				sewerage network to receive the domestic foul only flows from the proposed development. There is capacity in the phosphorus consent limit at Five Fords WwTW.	
P/2024/1509	Former Community Centre, Sydalit Lane, Cefn y Bedd, Wrexham, LL12 9SL	Erection of 6 dwellings	Pending (Validated 15/10/2024)	NRW require further information. NRW advise WCBC to consider whether the development is likely to have a significant effect on the SAC. Dwr Cymru Welsh Water confirms capacity exists in the public sewerage network to receive the domestic foul only flows from the proposed development. There is however not capacity in the phosphorus consent limit at Gresford WwTW to accommodate foul water flows from the development. However, DC/WW is required to deliver a scheme at the WwTW to ensure 95% quartile compliance with flow passed forward performance, development should not be brought into use until these works are completed.	8.3 km north-west
P/2024/1498	Land to the rear of 16 to 18 Bennions Road, Wrexham, LL13 7AW	Erection of 2 dwellings	Pending (Validated 09/10/2024)	NRW advise WCBC to consider whether the development is likely to have a significant effect on the SAC. Dwr Cymru Welsh Water confirms capacity exists in the public sewerage network to receive the	4.5 km west

				domestic foul only flows from the proposed development. There is capacity in the phosphorus consent limit at Five Fords WwTW.	
P/2024/1466	Land at Lower Berse Farm, Ruthin Road, Wrexham, LL14 4HP	Outline application for erection of 1450 dwellings (appearance, landscaping, layout and scale reserved)	Pending (Validated 26/09/2024)	NRW advise WCBC to consider whether the development is likely to have a significant effect on the SAC. Dwr Cymru Welsh Water confirms capacity exists in the public sewerage network to receive the domestic foul only flows from the proposed development. There is capacity in the phosphorus consent limit at Five Fords WwTW.	6.9 km west
P/2024/1417	The Old Filling Station, Borrass Park Road, Wrexham, LL12 7TG	Erection of dwelling	Pending (Validated 20/09/2024)	Dwr Cymru Welsh Water confirms capacity exists in the public sewerage network to receive the domestic foul only flows from the proposed development. There is capacity in the phosphorus consent limit at Five Fords WwTW.	3.2 km west
P/2024/1386	Land at Wrexham Road, Rhostyllen, Wrexham, LL14 4DH	Erection of 137 dwellings on land previously approved under planning consent P/2007/0686	Pending (validated 20/09/2024)	NRW notes that proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. This should be assessed through the HRA process. NRW currently undertaking further data analysis on the River Dee.	6.3 km west

				No objection from Dwr Cymru Welsh Water. Committee report notes that the proposed development would not result in a net increase in the number of dwellings built on the site. It would therefore not increase foul water discharges from the site over and above the extant development so in turn, would not be likely to increase the volume or concentration of phosphorous entering the SAC catchment.	
P/2024/1360	Christ the King Church, Holt Road, Rossett, Wrexham, LL12 0DS	Demolition of existing building and erection of 3 dwellings	Pending (Validated 29/08/2024)	NRW believe that the proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee Bala Lake SAC. Appropriate assessment required to demonstrate there would not be an adverse impact. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Can advise that Lavister WwTW has a phosphate permit.	6.2 km north
P/2024/1287	Gwern y To, Threapwood, Malpas, SY14 7AZ	Erection of dwelling	Granted (15/10/2025)	NRW is satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. In their opinion, it would	5.8 km south-east

				be reasonable for WCBC to screen out this proposal as not likely to have a significant effect on the River Dee and Bala Lake SAC in relation to nutrient inputs.	
P/2024/1262	Swn y Gwynt, Cross Lane, Pentre Broughton, Wrexham, LL11 6AR	Outline application for erection of 3 dwellings	Pending (Validated 25/07/2024)	NRW state that, the installation of private sewage treatment facilities within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems. Recommend connecting to a public sewer. Dwr Cymru Welsh Water state that since the proposal intends utilising an alternative to mains drainage they would advise that the applicant seek advice from Natural Resources Wales and the Building Regulations Authority.	7.8 km, west
P/2024/1150	Land to the rear of 2 Ash Close, Summerhill, Wrexham, LL11 4HR	Erection of 2 dwellings	Pending (Validated 18/06/2024)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from DC/WW. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows	7.2 km north-west

				from the proposed development site. Can advise that Gresford WwTW has a phosphate permit.	
P/2024/1146	Mayfield Yard, Top Road, Summerhill, Wrexham. LL11 4SR	Demolition of existing buildings and outline application for erection of 2 dwellings	Granted (13/08/2024)	No comments from NRW or Dwr Cymru Welsh Water.	7.4 km north- west
P/2024/1078	Former Presbyterian Church, Castle Street, Holt, Wrexham, LL13 9YW	Conversion of former Presbyterian Church to a single dwelling	Granted (22/10/2024)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from the applicant. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Can advise that Holt WwTW has a phosphate permit.	3.1 km north- east
P/2024/1070	British Legion Social Club, Watts Dyke, Llay, Wrexham, LL12 0RL	Erection of 9 dwellings and formation of vehicular access	Pending (Validated 08/05/2024)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from DC/WW. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development	6.6 km north- west

				site. Can advise that Gresford WwTW has a phosphate permit.	
P/2024/0169	Land adjacent to 68 High Street, Coedpoeth, Wrexham, LL11 3SD	Demolition of existing garage and erection of dwelling	Granted (01/08/2024)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from DC/WW. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We can advise that Five Fords WwTW has a phosphate permit.	9.7 km west
P/2023/0823	Hillcroft, Wrexham Road, Pentre, Bychan, Wrexham, LL14 4DT	Erection of dwelling	Granted (07/10/2024)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from the applicant. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We can advise that Five Fords WwTW has a phosphate permit.	8.5 km south-west
P/2023/0756	Inglede, Wynnstay Lane, Marford, Wrexham, LL12 8LF	Demolition of existing garages, erection of dwelling and formation of new vehicular access.	Granted (17/06/2024)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise	4.6 km north

				WCBC to seek further information from the applicant. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We can advise that Lavister WwTW has a phosphate permit. Committee report states that the proposed development is unlikely to have a significant effect on the River Dee and Bala Lake SAC.	
P/2023/0679	Land adjacent to 19 Church Street, Rhosllanerchugog, Wrexham, LL14 2BN	Erection of dwelling	Granted (21/02/2024)	NRW advise that WCBC will need to take into account in determination whether the development is likely to have a significant effect on the SAC. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We can advise that Five Fords WwTW has a phosphate permit. HRA screening confirms that No Likely Significant Effects on the SAC are anticipated as a result of these development proposals as there is unlikely to be a source of	10 km south-west

				additional phosphorus or pathway for impacts.	
P/2023/0672	Church of St Deniols, Crabtree Green, Eyton, Ruabon, Wrexham, LL13 0YF	Conversion of chapel into dwelling and formation of vehicular access	Granted (15/05/2025)	NRW have concerns that inadequate information has been submitted. HRA screening states that less than 2 cubic metres (m³) discharge and an exemption certification received from NRW. Significant effects on SAC unlikely.	
P/2023/0662	Bersham Sports and Social Club, Bersham Road, Bersham, Wrexham, LL14 4HS	Erection of 9 dwellings	Granted (05/12/2024)	NRW advise that WCBC will need to take into account in determination whether the development is likely to have a significant effect on the SAC. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. We can advise that Five Fords WwTW has a phosphate permit. Committee report states that the proposed development is unlikely to have a significant effect on the River Dee and Bala Lake SAC.	6.9 km west
P/2023/0625	Priory Café, Priory Street, Wrexham	Change of use from class B1 (office) to class C3 (dwelling) to create 15 dwellings including vertical extension of one new storeys and	Granted (24/07/2024)	Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development	4.7 km west

		alternations to existing elevation		site. Advise that Five Fords WwTW has a phosphate permit.	
P/2023/0611	Land at Railway Tavern, Railway Road, Bymbo, Wrexham, LL11 5EA	Erection of 3 dwellings	Pending (Validated 01/06/2023)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from the applicant. Dwr Cymru Welsh Water confirms that there is capacity to treat additional wastewater within revised environmental permit limits.	8.8 km north-west
P/2023/0593	Land at Lower Berse Farm, Bersham, Wrexham, LL14 4HP	Outline application for residential development of up to 1450 dwellings plus associated roads, open space, community facilities, a site for a primary school and a wastewater treatment plant (if necessary)	Pending (Validated 04/09/2023)	NRW note that the development has the potential to impact the SAC. Advise WCBC to determine whether significant effects are likely. Dwr Cymru Welsh Water confirm that there is capacity at Five Fords WwTW to accommodate foul water flows within existing permits.	7.0 km west
P/2023/0540	24 Park Street, Rhosddu, Wrexham, LL11 2NN	Demolition of 2 storey block of flats and erection of 2 no semi detached dwellings and associated parking	Granted (06/11/2023)	NRW satisfied there is no intensification and increases in phosphorus unlikely. Negligible increase in foul flows – similar number of occupants as existing. Capacity confirmed by DC/WW.	4.7 km west
P/2023/0260	Tyn y Coed, Chester Road, Rossett, Wrexham	Demolition of the existing dwellings, erection of up to 10 dwellings and formation of new vehicular access	Granted (06/06/2024)	NRW note that the development has the potential to increase phosphorus being discharged from the site. Review of phosphate	6.5 km north

				neutrality proof of concept suggests that it fails to demonstrate that phosphate neutrality can be achieved. Dwr Cymru Welsh Water confirms that there is capacity to treat additional wastewater within revised environmental permit limits. HRA screening concludes that No Likely Significant Effects on the SAC are anticipated as a result of these development proposals as there is unlikely to be a source of additional phosphorus or pathway for impacts. There is capacity in the wastewater treatment system.	
P/2023/0221	Land south of Berse Road, Caego, Wrexham, LL11 6TP	Erection of 47 dwellings and associated infrastructure	Granted (30/10/2024)	NRW note that the development has the potential to increase phosphorus being discharged from the site. Dwr Cymru Welsh Water confirms that there is capacity to treat additional wastewater within revised environmental permit limits. No Likely Significant Effects on the SAC are anticipated as a result of these development proposals as there is unlikely to be a source of additional phosphorus or pathway for impacts.	6.5 km west

P/2023/0204	The Bungalow, Cae Lica Farm, Sarn, Malpas, Wrexham, SY14 7LW	Demolition of existing dwelling and erection of replacement detached dwelling.	Granted (12/09/2023)	Proposal is a replacement dwelling, so no material increase in foul flows anticipated.	8.2 km south- east
P/2023/0202	Honkley Dairy Unit, Golly, Rossett, Wrexham, LL12 0AL	Erection of rural enterprise dwelling and associated works	Pending (Validated 11/04/2023)	NRW require further information on foul drainage and impact on the SAC. Note that private treatment plant proposed, applicant should demonstrate no significant effect on SAC. Dwr Cymru Welsh Water no comment on sewerage, applicant does not propose to connect to public sewer.	8.5 km north
P/2023/0186	Land off St Mary's Avenue, Overton, Wrexham, LL13 0ES	Erection of 45 dwellings, associated access, landscaping and supporting infrastructure	Pending (Validated 28/03/2021)	NRW comments received on foul drainage and impact on SAC. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Also states that Overton WwTW does not have a phosphate permit and this needs to be discussed with the local planning authority.	9.1 km south
P/2023/0138	Land south of Nant Cottage, Lower Road, Coedpoeth, Wrexham, LL11 3TP	Erection of dwelling (in retrospect) previously approved under P/2020/0873	Granted (04/08/2023)	NRW satisfied that the application will not lead to new foul drainage over and above previously approved, that it is unlikely to increase the amount of phosphorus entering the catchment.	9.8 km west

				Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.	
P/2023/0050	Land at Stansty Fields, Mold Road, Stansty, Wrexham, LL11 4AX	Residential development of 96 no. dwellings and associated infrastructure	Pending (Validated 25/01/2023)	NRW advise that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise WCBC to seek further information from the applicant. Dwr Cymru Welsh Water concluded it is unlikely that sufficient capacity exists to accommodate your development.	5.8 km west
P/2022/0922	9 Sherbourne Avenue, Bradley, Wrexham, LL11 4AZ	Demolition of existing dwelling and erection of replacement dwelling	Granted (13/03/2023)	NRW recognised the specific nature of the application submitted, i.e. a replacement dwelling to an existing dwelling, and therefore 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. Dwr Cymru Welsh Water advised that Gresford WwTW has a phosphate permit.	6.1 km north west

P/2022/0914	Cwrt Pentwmpath, Llay, Wrexham, LL12 0TT	Erection of over 55's housing scheme comprising 17 no. 1 Bed dwellings and 8 no. 1 Bed bungalows	Granted (06/02/2023)	NRW recognising the specific nature of the application for the replacement of 30 units with 25 units and with reference to the Nutrient Assessment (Brookbanks 18/08/2022), and it was satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Planning officer report states that the development proposed would not generate any additional foul water flows entering the River Dee and Bala Lake catchment compared to the extant use of the site. Accordingly and as advised by NRW, the development is not likely to have a significant effect on the SAC.	6.4 km north west
P/2022/0903	Land adjacent to 38 and 40 Hazel Grove, Wrexham, LL12 7YN	Erection of dwelling	Granted (30/08/2023)	NRW advised that the development has the potential to increase the amount of phosphorus being discharged from the site. Advise	4.3 km west

				WCBC to seek further information from the applicant. Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit	
P/2022/0881	Cobblestone House, Chester Road, Rossett, Wrexham, LL12 0DL	Demolition of existing dwelling and erection of replacement dwelling	Granted (13/06/2023)	NRW recognised the specific nature of the application submitted for a single replacement dwelling connecting to the public sewer and satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that advise that Lavister WwTW has a phosphate permit	6.5 km north
P/2022/0846	15 Hall View, Caego, Wrexham, LL11 6YP	Erection of ancillary accommodation	Granted (03/11/2022)	NRW – no objection. Dwr Cymru Welsh Water confirmed capacity exists within the public	6.6 km west

				sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.	
P/2022/0617	2 Belgrave Road, Wrexham, LL13 7ES	Erection of 2 dwellings	Granted (08/11/2023)	NRW raised concerns because inadequate information has been provided in support of the proposal regarding foul drainage. Potential for the development to increase the amount of phosphorus being discharged from the site. Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.	4.9 km west
P/2022/0551	Land west of Crispin Lane, Mold Road, Wrexham, LL11 2HT	Reserved matters pursuant to outline planning permission P/2018/0672 (Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping)	Granted (25/04/2023)	NRW had no objection to the proposed development as submitted and advised t WCBC that proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. Dwr Cymru Welsh Water acknowledged the application is for the approval of reserved matters of the original planning consent (ref: P/2018/0672) that established the	5.1 km west

				principle of the development. No objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission	
P/2022/0499	The Poplars, Cock Barn Lane, Marchwiel, Wrexham, LL13 0SU	Demolition of existing dwelling and erection of replacement dwelling	Granted (24/11/2022)	NRW recognised that the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. Dwr Cymru Welsh Water identified that the development was utilising an alternative to mains drainage and therefore advised that the applicant sought advice from NRW and the Building Regulations Authority.	5.5 km south west
P/2022/0458	Woodville Garage, Gresford Road, Llay, Wrexham, LL12 0NW	Erection of 3 dwellings	Granted (17/08/2023)	NRW raised concerns because inadequate information has been provided in support of the proposal. regarding foul drainage. Potential for the development to increase the amount of phosphorus being discharged from the site. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows	6.9 km north west

				from the proposed development site. Advised that Gresford WwTW has a phosphate permit	
P/2022/0441	Cottage Green Farm, Worthenbury, Wrexham, LL13 0AL	Demolition of farmhouse and erection of replacement dwelling including, conversion of outbuilding and demolition of agricultural building	Granted (15/12/2023)	NRW recognised the specific nature of the application submitted namely, replacement private sewage package treatment system which meets the screening criteria set out in their Planning Advice (May 2021), were satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. Dwr Cymru Welsh Water acknowledged that the proposal intends utilising an alternative to mains drainage and advised that the applicant sought advice from NRW and the Building Regulations Authority.	5.3 km south
P/2022/0403	Land Adjacent To Windale, Clayton Road, Pentre Broughton, Wrexham, LL11 6BL	Erection of detached dwelling	Granted (12/07/2022)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage. Dwr Cymru Welsh Water confirm capacity exists within the public	8.4 km west

				sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit. Condition 9 on planning permission states: No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.	
P/2022/0379	Dolwar, Park Road, Coedpoeth, Wrexham, LL11 3TD	Demolition of existing dwelling and erection of replacement dwelling	Granted (12/08/2022)	NRW raised no objection to the proposed development. Recognised the specific nature of the application submitted, a replacement dwelling with foul drainage going to main sewer and which meets the screening criteria set out in its Planning Advice (May 2021), and NRW were satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows	9.7 km west

				from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.	
P/2022/0287	10 Ffordd Caerfyrddin, Wrexham, LL11 2LD	Outline application (all matters reserved) for 1 dwelling	Granted (09/11/2023)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage. Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Also advised that although Five Fords WwTW has a phosphate permit it is required to deliver a scheme by 31st March 2025.	5.2 km west
P/2022/0178	Land adjacent to Lynwood, High Street, Johnstown, Wrexham, LL14 2SN	Outline application for erection of dwelling (all matters reserved)	Granted (23/01/2025)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage. Dwr Cymru Welsh Water confirmed capacity exists within the public	9.3 km south west

				sewerage network in order to receive the domestic foul only flows from the proposed development site. Advised that Five Fords WwTW has a phosphate permit.	
P/2022/0010	Althrey Woodhouse, Bangor on Dee, Wrexham, LL13 0DA	Demolition of existing dwelling and erection of replacement dwelling amendment to planning permission p/2020/0451	Granted (18/04/2023)	NRW identified a potential water pollution impact pathway, but this could be addressed if the developer adheres to pollution prevention guidelines. NRW recognised that the proposal is for alterations and an extension to an existing dwelling, and were satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW were satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. Dwr Cymru Welsh Water advised that since the proposal intends utilising an alternative to mains drainage the applicant sought advice from Natural Resources Wales and or the Building Regulations Authority.	6.9 km south
P/2021/1179	224 Holt Road, Wrexham, LL13 9EE	Erection of dwelling	Granted (03/08/2023)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to	2.8 km west

				seek further information from the applicant regarding foul drainage. Dwr Cymru Welsh Water requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that Five Fords WwTW has a phosphate permit	
P/2021/1170	Wynona, Station Road, Rossett, Wrexham, LL12 0HE	Demolition of existing dwelling and erection of replacement dwelling with associated single garage	Granted (04/03/2022)	NRW confirmed that the application as submitted 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. Dwr Cymru Welsh Water requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that Lavister Fords WwTW has a phosphate permit. Condition 10 attached to the approval: No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to	6.1 km north

				and approved in writing by the Local Planning Authority.	
P/2021/1103	4 Sunnyacre, Gwersyllt, Wrexham, LL11 4RH	Erection of dwelling with detached garage	Granted (04/03/2024)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to seek further information from the applicant regarding foul drainage. Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Gresford WwTW has a phosphate permit	6.3 km north west
P/2021/1057	Land Opposite St Peters Close, Llay New Road, Rhosrobin, Wrexham, LL11 4RB	Erection of 92 dwellings including provision of roundabout on Llay New Road	Granted (06/06/2024)	NRW noted from the information submitted that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site via mains sewer connection. Also advised that development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional	5.1 km north west

				wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, WCBC, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out. Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Five Fords WwTW has a phosphate permit	
P/2021/1037	Wrexham County Borough Council, Community Centre, Kingsley Circle, Eaton Drive, LL13 9HG	Erection of a block of 19 apartments, access and parking	Granted (21/02/2024)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further consideration is required regarding foul drainage. Also noted from the information submitted that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being	3.0 km west

				discharged from the site via mains sewer connection. However, NRW also noted that a submitted email from Welsh Water dated 26/11/2021 confirms that the development site would drain to Five Fords wastewater treatment works, which has capacity to treat the additional wastewater and phosphorus from the proposed development within the existing discharge permit limits. NRW advised that development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, WCBC, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out. Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been	
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				submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Five Fords WwTW has a phosphate permit.	
P/2021/1024	Plot adjacent to Ty Gaffney, Brynisa Road, Brynteg, Wrexham, LL11 6NS	Erection of dwelling	Granted (30/10/2023)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, advised WCBC to request information from the applicant regarding foul drainage.	7.3 km west
P/2021/0955	Land north of Gatewen Road, New Broughton, Wrexham, LL11 6YA	Reserved matters pursuant to outline planning permission P/2018/0674 (Outline application for residential development, up to 112 dwellings together with vehicular / pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure)	Granted (03/10/2022)	NRW had no comments to make on this reserved matters application. Dwr Cymru Welsh Water requested a condition: No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that that Five Fords WwTW has a phosphate permit. Planning officer report states that foul water from the site will be disposed of via the mains sewerage system which connects to the Five Fords wastewater treatment works (WwTW). This has provision to remove a percentage	6.6 km west

				of phosphorous from wastewater and a permit to discharge treated water into adjacent watercourses (and therefore directly or indirectly into the River Dee), subject to specific limits on the amount of phosphorous within the treated water. Whilst the WwTW is currently operating within its permitted limits, the existing discharge permit is around 10 years old and pre-date recent case law. The permit needs to be reviewed using new data and specially developed models. The existing provisions in place at the WwTW remove the vast majority of phosphorous from waste water, however a residual amount remains. Development which increases foul water flows to the WwTW will therefore also result in an increase of phosphorous discharges into the SAC. There are sufficient provisions in place to ensure that development cannot start until sufficient information has been submitted to demonstrate that the proposed foul water drainage scheme will not give rise to an increase in phosphorous entering the SAC via condition 15 of the Outline Planning permission. The condition requires that a foul drainage scheme be approved	
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				before development commences therefore the approval of this application for Reserved Matters will not, by itself, permit the implementation of the Planning Permission and will therefore not give rise to an increase of phosphorous discharges into the SAC.	
P/2021/0951	Land adjacent to Quarry Rigg, Pant Lane, Gresford, Wrexham, LL12 8SG	Erection of dwelling	Granted (04/03/2024)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further consideration is required regarding foul drainage. As a private sewage treatment system discharging domestic wastewater to ground is proposed it advised WCBC to screen the proposal through an HRA.	4.7 km north west
P/2021/0928	Builders Yard to rear of 27 Poyser Street, Wrexham, LL13 7RT	Application for approval of reserved matters pursuant to outline planning permission P/2018/0749 (Outline application for residential development to provide 1 no. Pair of semi-detached dwellings with associated garden and parking)	Granted (14/12/2021)	NRW had no objection to this application, and did not request any conditions. Dwr Cymru had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon. Advised that Five Fords WwTW does have a phosphate permit.	5.0 km west

P/2021/0916	Pindar Bungalow, Access Road to Bryn Afon Hall, Cross Lanes, Wrexham, LL13 0TA	Demolition of existing dwelling and erection of replacement dwelling	Granted (14/12/2021)	NRW advised that the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, NRW are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC. No consultation with Dwr Cymru Welsh Water.	4.8 km south
P/2021/0727	Land adjacent to 1 Beech Avenue, Rhosllanerchrugog, Wrexham, LL14 1AA	Reserved matters pursuant to outline planning permission P/2019/0147 (Demolition of existing garage and replacement with a detached dwelling)	Granted (01/08/2023)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further consideration is required regarding foul drainage. Also noted from the information submitted that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site via mains sewer connection. However, NRW also noted that a submitted email from Welsh Water dated 15/10/2021 confirms that the development site would drain to Five Fords wastewater treatment works, which has capacity to treat the additional wastewater and phosphorus from the proposed development within the existing discharge permit limits. NRW	9.9 km south west

				advised that development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, WCBC, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out. Dwr Cymru Welsh Water had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.	
P/2021/0436	Land south of Holt Road, Wrexham, LL13 9SA	Outline application for the construction of up to 600 dwellings, with associated landscaping, public open space, and on-site infrastructure, with all matters	Pending (Validated 04/05/2021)	NRW stated that subject to following their Interim Planning Advice and the WCBC are able to conclude that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal.	1.5 km west

		reserved except for the northern site access		Dwr Cymry Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Advised that Five Fords WwTW has a phosphate permit.	
P/2021/0384	Llay Royal British Legion, British Legion Social Club, Watts Dyke, Llay, LL12 0RL	Approval of reserved matters pursuant to outline planning permission P/2018/0933 (Mixed use hybrid development comprising residential development (outline), a 4,000 sq ft retail unit (outline), a boxing club (outline), a car park (full), details of access (all other matters reserved) and associated works)	Granted (26/07/2021)	NRW did not issue a comment on the phosphate issue. Dwr Cymru Welsh Water had no objection to the application to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.	6.3 km north west
P/2021/0343	Land to the rear of 35 and 37 Hampshire Drive, Wrexham, LL11 2US	Outline application (all matters reserved) for 1 dwelling	Granted (05/07/2021)	NRW noted that the method of discharging foul drainage has not been identified in relation to the proposed new dwelling and that the development has the potential to increase the volume or concentration of wastewater and associated phosphate levels being discharged from the site. Advised	4.7 km north west

				that 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. Dwr Cymru requested a condition : No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advised that Five Fords WwTW has a phosphate permit. Planning officer report commented that Five Ford WwTW has capacity to cater for the amount of development projected to take place within the settlements it serves in the period up to 2028. As such, the development will not, either alone or in combination with other developments, contribute towards an increase in the phosphate levels in the River Dee and Bala Lake Special Area of Conservation.	
P/2021/0297	Land at 83 and 85 Heol Offa, Johnstown, Wrexham, LL14 2BB	Erection of 6 apartments	Granted (05/07/2021)	NRW advised that subject to following their Interim Planning Advice and the WCBC are able to conclude that the development is not likely to have a significant effect	9.1 km south west

				on the SAC, NRW have no objection to the proposal. Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Planning officer report concluded: Foul / wastewater will be drained to the public sewer and WW has confirmed that this is acceptable. The site is served by Five Fords Wastewater Treatment Works (WwTW) which has both a Phosphate consent, and the capacity to treat the additional wastewater flows from this development. This will ensure that any increase in the Phosphate levels will be properly managed, and safeguard against any damaging effects to the SAC.	
P/2021/0263	Ty Nos, Holt Road, Wrexham, LL13 8NE	Demolition of existing buildings and erection of 19 no. Apartments with ancillary office space	Granted (07/06/2021)	NRW stated that subject to following their Interim Planning Advice and that WCBC are able to conclude that the development is	3.9 km west

				not likely to have a significant effect on the SAC, NRW have no objection to the proposal. Dwr Cymru Welsh Water requested a condition: No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water. Planning officer report: The site would be connected to the mains sewer which is served by Five Fords Waste Water Treatment Works. This works has capacity and consent to process additional volumes of phosphates. Welsh Water has recommended that a condition requiring a drainage scheme to be submitted and approved by the LPA. It is considered reasonable and necessary to impose this condition in the interest of protecting the local environment	
P/2021/0257	Bridge House, Vicarage Lane, Penley, Wrexham, LL13 0NF	Demolition of existing dwelling and erection of replacement dwelling	Granted (17/05/2021)	NRW had no objection to the application. No reference to phosphate issue. Dwr Cymru Welsh Water noted that that the application does not	9.2 km south

				propose to connect to the public sewer, and therefore it had no further comments. Advised that since the proposal intends utilising an alternative to mains drainage the applicant should seek advice from Natural Resources Wales and or the Building Regulations Authority.	
P/2021/0199	Former Bunkers Hill Cottages, Berse Lane, Bersham, Wrexham, LL14 4HT	Erection of detached dwelling	Granted 22/02/2024	NRW note that the LPA should consider impact of proposed development on water quality due to phosphorus. HRA screening concludes that No Likely Significant Effects on the SAC are anticipated as a result of these development proposals as there is unlikely to be a source of additional phosphorus or pathway for impacts. There is capacity in the wastewater treatment infrastructure.	7.1 km west
P/2021/0152	Land south of Arosfa, Harwd Road, Brymbo, Wrexham, LL11 5BP	Erection of a new residential dwelling	Granted (07/06/2021)	NRW stated that subject to following their Interim Planning Advice and the WCBC are able to conclude that the development is not likely to have a significant effect on the SAC, NRW have no objection to the proposal. Dwr Cymru Welsh Water request a planning condition: No surface water and/or land drainage shall be allowed to connect directly or	8.9 km north west

				indirectly with the public sewerage network Planning report: The site will be served by Five Fords Waste Water Treatment Plant. This has capacity to serve the development as well as having a phosphate consent and as such the proposals will not result in an increase in phosphate levels in the River Dee and Bala Lake SAC.	
P/2021/0135	Tan Y Bont, Main Road, Old Rhosrobin, Rhosrobin, Wrexham, LL11 4RL	Reserved matters pursuant to outline application P/2016/0189 (application for residential development (up to 189 dwellings) with all matters reserved except for access)	Granted (15/11/2021)	NRW had no comment to make. Dwr Cymru Welsh Water had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon	4.8 km north west
P/2021/0110	Land to the north and south of Lane Farm, Rossett Road, Trevalyn, Rossett, LL12 0DS	Reserved matters pursuant to outline application P/2018/0560 (Outline planning application for residential development of two parcels of land (northern parcel for up to 61 no. Dwellings, southern parcel for up to 71 no. Dwellings), extension to community parking facility)	Granted (07/02/2022)	Planning report: Foul water from the site will be disposed of via the mains sewerage system which connects to the Lavister wastewater treatment works (WwTW). This has provision to remove a percentage of phosphorous from wastewater and consents to discharge treated water into adjacent watercourses (and therefore directly or indirectly into the River Dee), subject to	5.8 km north

				specific limits on the amount of phosphorous within the treated water. Whilst the WwTW is currently operating within its consented limits, the existing discharge consent is around 10 years old and pre-date recent case law, and as such need to be reviewed using new data and specially developed models. Whilst the existing provisions in place at the WwTW remove the vast majority of phosphorous from waste water, a residual amount remains. Development which increases foul water flows to the WwTW will therefore also result in an increase of phosphorous discharges into the SAC. There are sufficient provisions in place to ensure that development cannot start until sufficient information has been submitted to demonstrate that the proposed foul water drainage scheme will not give rise to an increase in phosphorous entering the SAC via condition 07 of the Outline Planning permission. Given that condition 07 requires that a foul drainage scheme be approved before development commences, the approval of this application for Reserved Matters will not, by itself, permit the implementation of the Planning permission and will	
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				therefore not give rise to an increase of phosphorous discharges into the SAC.	
P/2021/0109	Land adjacent to 4 Station Road, Rhostyllen, Wrexham, LL14 4BB	Erection of detached dwelling	Granted (10/05/2021)	Planning report: There would be no adverse impacts on protected species or the River Dee and tributaries SAC and an appropriate assessment is not required with regard to phosphates as a connection to the main foul drainage system is proposed. No objections are raised subject to conditions.	7.0 km south west
P/2021/0094	Wrexham Plas Coch, Mold Road, Wrexham, LL11 2AW	Application for approval of reserved matters pursuant to outline planning permission P/2018/0671 (Demolition of redundant student halls and outline application for up to 410 residential units with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall plas coch academi)	Granted (30/04/2021)	NRW had no comment to make on the application. Dwr Cymru Welsh Water had no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.	5.4 km west
P/2021/0013	Grove Cottage, Wrexham Road, Marchwiel, Wrexham, LL13 0PF	Outline application (all matters reserved) for one dwelling	Granted (30/04/2021)	No consultation response from NRW or Dwr Cymru Welsh Water. No planning officer/committee report available on line.	3.9 km south west
P/2020/0765	Land at Bernfels Court, Ponciau, Wrexham, LL14 1HH	Erection of 2 dwellings	Granted (13/01/2021)	No consultation response from NRW. Dwr Cymru Welsh Water requested a condition: No surface water	9.1 km south west

				and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. No planning officer report available on line.	
P/2020/0724	Marford Gate, Chester Road, Marford, Wrexham, LL12 8SF	Outline application (all matters reserved except for access and site layout) for 2 dwellings	Granted (10/05/2021)	NRW had no comment to make on the application. Dwr Cymru Welsh Water requested a condition; No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network Planning officer report makes no reference to phosphate issue.	4.6 km north west
Cheshire West and Chester Council					
25/03993/OUT	Land off Barton Road, Farndon, Chester	Outline planning application for residential development of up to 90 open market and affordable new homes with associated landscaping, public open space, BNG and infrastructure; demolition of equestrian stable block; with all matters reserved except for detailed means of vehicular access	Pending (Validated 19/12/2025)	No consultation with Natural England. Utilities Statement says that Dwr Cymru Welsh Water confirmed foul water will discharge to the public sewer network. Although immediate sewerage system lacks capacity the Farndon Wastewater Treatment Works can treat domestic discharges.	4.3 km north-east
25/03093/PIP	Land east of Springfield House, Back Lane (Loop Road),	Erection of one dwelling	Pending (Validated 23/09/2025)	No consultation with Natural England.	7.5 km south-east

	Threapwood, Malpas				
25/02951/FUL	Dairy House, Brasseys Contract Road Edge Malpas, SY14 8LE	Conversion of existing building into a dwelling	Pending (Validated 18/09/2025)	No consultation with Natural England.	9.3 km east
24/03276/FUL	Churton Hall Farm, Pump Lane, Curton by Aldford, Chester, CH3 6LR	To convert agricultural barns to 10 no. dwellings with associated work space (Use Class C3) and offices (Use Class E (g)) and erect single storey Care Farm hub building (Sui Generis use), with demolition of agricultural buildings and structures, formation of hardstanding, pedestrian routes and parking areas, formation of new access and driveway from Chester Road, and landscaping and ancillary works	Pending (Validated 01/11/2024)	Dwr Cymru Welsh Water previously advised the developer there is insufficient capacity in the receiving WwTW and an assessment will be required to understand the impact of development foul water flows on Churton WwTW. Following the conclusion of a developer impact assessment (DIA), instructed by the developers, advise that a scheme of reinforcement works will be necessary at Churton WwTW prior to occupation of the proposed development. No consultation with Natural England.	5.9 km north- east
24/01656/FUL	Broxton Gates, Barton Wells, Barton Road, Barton, Malpas, SY14 7HZ	Change of use of site to residential and erection of 6 dwellings.	Pending (Validated 07/06/2024)	Dwt Cymru Welsh Water advise that this public sewer drains to Barton Coddington Lane WwTW which does not have a phosphate permit and is a matter that will need to be considered further by the local planning authority. No consultation with Natural England.	7.1 km east

23/03286/FUL	Lodge Farm, Worthenbury Road, Crewe by Farndon, Chester, CH3 6PA	Demolition of agricultural buildings and conversion of an agricultural L-shaped brick building to two residential dwellings.	Granted (26/11/2024)	No consideration of the potential impact on the SAC in delegated officer report. No Consultation with Natural England.	4.2 km east
22/04461/S73	Lyndale Farm, Wrexham Road, Pulford, Chester, CH4 9DG	Erection of mixed use development comprising of 23 dwellings and 23 commercial units (B1) following demolition of the existing buildings on the site - variation of condition 2 (approved drawings) of 19/02685/S73	Granted (06/07/2023)	Variation of condition application only	8.3 km north
22/02362/FUL	Former Farndon Boarding Kennels and Cattery, Sibbersfield Lane, Farndon, Chester, CH3 6NN	Erection of new dwelling with attached garage	Granted (26/01/2023)	No consideration of the impact on the SAC in delegated officer report. No consultation with Natural England.	4.1 km north east
22/01830/FUL	Willow Cabin, The Green, Poulton, Chester, CH4 9EE	Demolition of existing dwelling, erection of new dwelling	Granted (13/10/2022)	No consideration of the potential impact on the SAC in delegated officer report. No Consultation with Natural England.	7.3 km north
22/01305/FUL	Millwood House, Stretton Mill Lane, Cardon, Chester, SY14 7HS	Demolition of existing dwelling, garage and pool house to replace with new dwellinghouse and detached garage	Granted (12/05/2023)	No consideration of the potential impact on the SAC in delegated officer report. No Consultation with Natural England.	6.4 km east
20/04481/FUL	Holywell, Holywell Lane, Clutton, Chester,	Demolition of existing barn and erection of a new dwelling	Granted (09/02/2022)	No consideration of the potential impact on the SAC in delegated officer report.	9.3 km north east

	Cheshire, CH3 9ET			No Consultation with Natural England. Condition requires a scheme foul water drainage layout.	
Flintshire County Council					
FUL/000394/24	The Boulevard, Hawarden Road, Caergwrle, Wrexham, LL12 9BB	New dwelling	Granted (31/10/2024)	NRW note that the proposed development could increase phosphorus to the SAC. Suggest consulting with DC/WW to understand hydraulic capacity at WwTW. An HRA may be required. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. Advise that Hope WwTW has a phosphate permit. Suggest matter should be discussed further with LPA.	9.3 km north-west
FUL/000273/24	39-41 High Street, Caergwrle, Wrexham, LL12 9LG	Erection of one detached dwelling	Granted (26/09/2024)	NRW advises that further information is required. NRW note that the proposed development could increase phosphorus to the SAC. Suggest consulting with DC/WW to understand hydraulic capacity at WwTW. An HRA may be required. Dwr Cymru Welsh Water confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development	9.9 km north-west

				site. Advise that Hope WwTW has a phosphate permit. Suggest matter should be discussed further with LPA. The delegated officer report notes that the proposal is for a replacement dwelling and the proposal would create no significant increase in phosphorus than the previously approved scheme.	
FUL/000226/25	Land to the side of Hendre, Wrexham Road, Cefn-y-bedd, Wrexham, LL12 9UL	Proposed construction of a two storey, four bedroom detached dwelling	Granted (01/08/2025)	NRW requires further information. Notes that the proposed development could potentially lead to an increase of phosphorus load from the WwTW to the SAC. HRA may be required. NRW undertaking data analysis of the River Dee.	8.7 km north-west
FUL/000769/22	Land at Wrexham Road, Abermorddu, Hope, Flintshire, LL12 9DG	Erection of 70 dwellings, construction of a new vehicular access, landscaping and associated works	Granted (05/12/2024)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. Advised FCC to seek further information from the applicant regarding foul drainage. Dwr Cymru Welsh Water acknowledge that the applicant proposes to discharge foul flows to the public sewage network and confirms capacity exists within the network in order to receive the domestic foul only flows from the proposed development site.	9.0 km north west

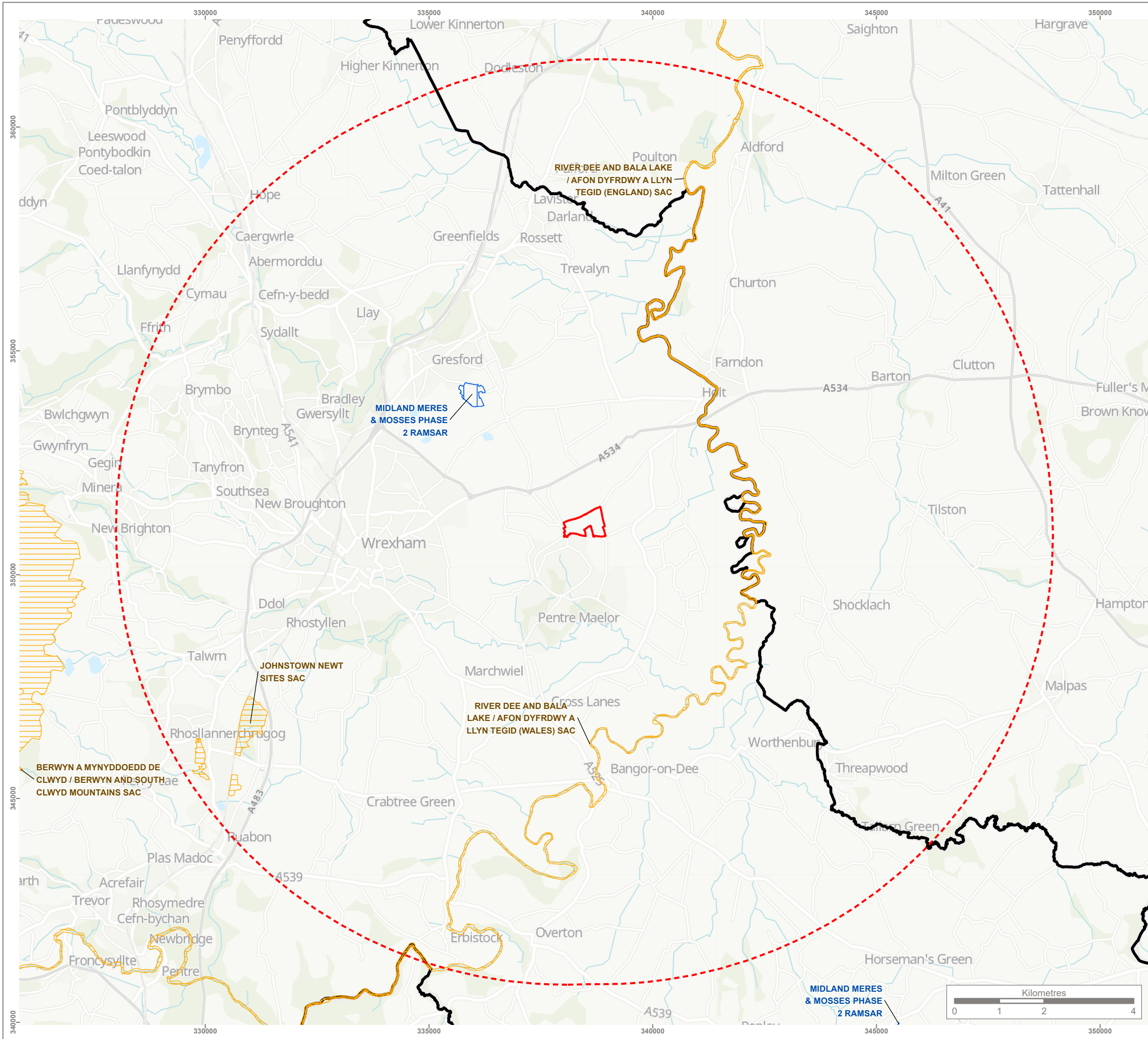
				Advised that Hope WwTW has a phosphate permit. Requested a condition: No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details.	
064077	Laurel Grove, Hawarden Road, Caergwrle, Wrexham, LL12 9BS	Erection of three new dwellings and associated access and landscaping	Granted (08/03/2024)	NRW raised concerns with the application as submitted because inadequate information has been provided in support of the proposal. Advised FCC to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms. Dwr Cymru Welsh Water confirmed capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site. It recommended that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development. Advised that Hope WwTW has a phosphate permit.	8.9 km north west
063506	1 Garden Villas, Wrexham Road, Cefn-y-Bedd, LL12 9UT	Erection of a detached dwelling	Granted (17/01/2022)	No consideration of the potential impact on the SAC in delegated officer report. Noted that no surface water can enter the main sewer. No Consultation with NRW.	8.5 km north west

062344	Wrexham Signs Ltd, Pughs Yard, Hawarden Road, Caergwrle, Wrexham, LL12 9BB	Proposed residential development	Granted (24/11/2021)	Consultation responses from NRW and Dwr Cymru Welsh Water not available on line. Condition 12 states that No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority	9.2 km north west
061248	Spectrum Home and Garden Centre, Wrexham Road, Cefn-y-Bedd, Wrexham, LL12 9UR	Residential development consisting of 14 units with a mixture of 2 storey semi-detached and 3 storey detached dwellings	Granted (21/11/2022)	Consultation responses from NRW and Dwr Cymru Welsh Water not available on line. Condition 15 states that No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority	8.1 km north west

Drawings

Drawing 1 – G9134.033 International Sites within 10km

Drawing 2 – Proposed Illustrative Masterplan (22136-SGP-ZZ-ZZ-DR-A-
111001)



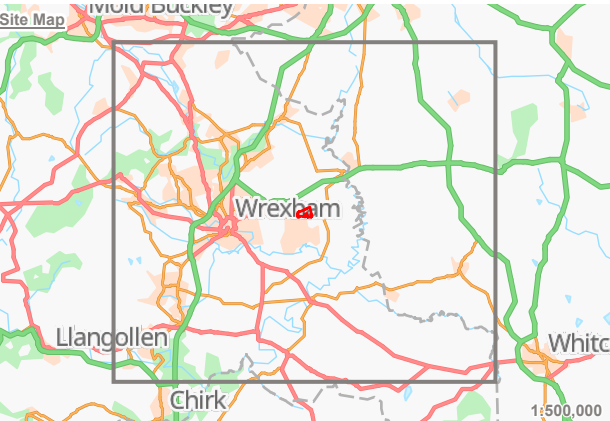
KEY

- Site boundary
- Site boundary - 10km buffer
- Wales/England Border

Layer

- Ramsar
- Special Area of Conservation (SAC)

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Rev	Description	Drawn	Approved	Date



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Project
Land North of Bryn Lane, Wrexham

Title
Internationally Designated Sites within 10km Buffer

Drawing Number
G9134.033

Drawn	Checked	Approved	Scale	Date
SP	BJ	AE	1:85,000 @ A3	20/04/2023

Rev	Date	By	Description
A	24/03/2023	JMS	Revised to the with comments received from HWS
B	15/03/2023	JMS	Revised to the with CSRE comments
C	27/03/2023	AZ	Changes made to the with comments received at design team meeting on 27.03.2023
D	28/03/2023	AZ	Area Schedule updated
E	28/03/2023	AZ	Changes made to the with comments received at design team meeting on 28.03.2023
F	06/04/2023	JMS	Existing pond location added
G	24/04/2023	AZ	Revised Landscape layout received from HWS on 19/05/2023
H	19/05/2023	AZ	New Landscape and Proposed Surface Drainage layout incorporated
I	16/06/2023	AZ	Landscape Layout coordinated
J	03/07/2023	JMS	Quotations amendments made to the with CSRE comments on 06/07/23
K	26/10/2023	JMS	Updated to reflect new price and P&B
L	18/10/2023	JMS	Generation location updated
M	28/10/2023	MW	Updated to latest masterplan design

LEGEND	
	Application Boundary 37.21Ha 91.94Ac
	Ownership Boundary 89.30Ha 220.66Ac
	Development Boundary
	Retained Trees
	Retained Ponds
	Proposed Ponds
	Veteran Tree Buffer
	Proposed Green Corridor
	Easement Zone

Note: Plan is for illustrative purposes only - not for approval.

Refer to landscaping plan for landscaping details.

For details of proposed bunds, please refer to Tier Levels Plan.



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Wrexham
Bryn Lane

Drawing Name:
Illustrative Masterplan

Drawing Stage: PLANNING

Status: S2

SCP File Ref: 22136-SGP-ZZ-ZZ-A0-A-000005

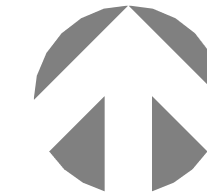
22-136 03/02/2023 AZ MMS 1:1250 @ A0

SGP Project No: Date: Draw: Text: Scale: File:

Drawing Number:

22136-SGP-XX-ZZ-DR-A-11001

Print Code: Program: Version: User: Name:



SCALE 1:1250

25m 125m

Proposed Illustrative Site Masterplan

1 : 1250

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