Response to Consultation Comments

Application Reference: **P/2025/0874**
Site: **Land at Service Area Site, Grass Lane, Burton, Rossett, Wrexham**

Introduction

This statement has been prepared in response to the consultation comments received during the determination of the above planning application.

The proposed development seeks permission for the change of use of land to form a **single family Gypsy and Traveller pitch**, including the siting of caravans, a dayroom building and associated works.

The applicant welcomes the opportunity to provide clarification on the matters raised by consultees.

Contaminated Land

The Council's Contaminated Land Officer has confirmed that **no concerns arise from a contaminated land perspective**.

Accordingly, the development is considered acceptable with regard to ground conditions.

Welsh Water

Welsh Water have confirmed that the development site lies within an **unsewered area** and therefore they have **no comments regarding the proposed drainage arrangements**.

This confirms that connection to the public sewer network is **not possible at this location**, and therefore the use of private foul drainage infrastructure is appropriate.

Natural Resources Wales – Foul Drainage

Natural Resources Wales raised concerns regarding the use of a cesspit and requested clarification in relation to the drainage hierarchy set out in Welsh Government Circular 008/2018.

The site is located within a rural area where **no public sewer is available**, as confirmed by Welsh Water. As such, connection to mains sewerage is not feasible.

The proposed foul drainage system therefore comprises a **sealed Klargester cesspool system** which has been installed to modern standards and includes the following safeguards:

- **46,000 litre storage capacity**, exceeding the minimum requirements for the anticipated occupancy.
- **High level alarm system** to indicate when the tank requires emptying.
- Regular emptying by a **licensed waste contractor**.
- Waste disposal at **regulated wastewater treatment facilities**.

The cesspool is a **fully sealed system with no discharge to ground or surface water**, meaning that the development will not introduce additional nutrients to the River Dee SAC catchment.

Given the limited scale of development (a single family traveller pitch), the volume of foul water generated will be minimal.

In these circumstances the proposed drainage system represents a **safe and appropriate solution** that avoids any risk of pollution.

Groundwater Protection

It is acknowledged that the site lies within **Source Protection Zone 3**, which identifies a wider groundwater catchment area.

The proposed cesspool system is a sealed tank designed and installed in accordance with relevant British Standards. As the system does not discharge effluent into the ground, it poses **no risk to groundwater resources**.

Regular maintenance and emptying will ensure that the system operates effectively at all times.

Ecology

Natural Resources Wales note that records of **otters exist within the wider area** and recommend consultation with the Council's ecological advisor.

The proposed development is located within a previously disturbed site adjacent to existing development and highway infrastructure. The proposal involves limited built development and will retain boundary vegetation wherever possible.

Given the scale and nature of the proposal, it is considered unlikely that the development will adversely affect protected species. Nevertheless, any site clearance works will be undertaken in accordance with ecological best practice.

Conclusion

The matters raised by consultees can be satisfactorily addressed and do not represent reasons to withhold planning permission.

In summary:

- The site is located within an **unsewered area**, making private drainage necessary.
- The **sealed cesspool system** provides a safe foul drainage solution with no discharge to the environment.
- The development poses **no risk to groundwater or the River Dee SAC**.
- The Council's **Contaminated Land Officer raises no concerns**.
- The development represents a modest and appropriate use of the site.

For these reasons it is respectfully requested that planning permission be granted.