Ellie Jones

From: planning_admin
To: Philip Mullineux
Subject: RE: P/2025/0368 - 16 LORD STREET, WREXHAM, LL11 1LG

From: Matthew McHugh <matthewmchugh@theleithgroup.co.uk>
Sent: 17 March 2026 13:22
To: Philip Mullineux <Philip.Mullineux@wrexham.gov.uk>
Cc: Stephen Sandford <stephen@theleithgroup.co.uk>
Subject: Re: P/2025/0368 - 16 LORD STREET, WREXHAM, LL11 1LG

Hi Philip,

Re: P/2025/0368 - 16 LORD STREET, WREXHAM, LL11 1LG

I hope all is well.

Firstly, in case Stephen has not already confirmed, I would like to confirm that we are happy to agree to the extension of time until 30 April.

I wanted to get in touch regarding the ongoing phosphates matter. As it currently stands, the application is being held up due to the position on failing phosphate targets at Five Fords. As previously advised, unless we can demonstrate that nutrient neutrality can be achieved for the scheme, there is no clear pathway to approval for development that would result in an increase in phosphate loading to the SAC, and we would need to await the outcome of NRW's currently ongoing research for a way forward.

As such, I have been looking at ways we could address the nutrient neutrality for the site to address this issue sooner. For completeness, I have attached the completed nutrient budget calculator (which I believe you shared previously, but which we had not formally returned). Based on the current proposal (23 units / 63-person occupancy), the mitigation requirement is as follows:

- **Phosphorus budget + 20% buffer = 4.15 kg TP/year requiring mitigation**

Accordingly, we would need to mitigate 4.15 kg of total phosphorus per annum to demonstrate that the proposed development would not result in a net increase in phosphate loading, into the failing SAC, compared to the existing office use.

In response to this, we are currently reviewing potential on-site mitigation options. One option under consideration is the installation of a phosphate filtration system at ground floor level, which could provide the necessary level of mitigation. We are working with specialist consultants to understand the feasibility and practical requirements of such a system.

At this stage, I wanted to engage with you to understand whether this is an approach the Council would be willing to consider in principle as a means of addressing nutrient neutrality on site.

We expect to provide more detailed and robust information on this option in the coming weeks as our discussions progress. In the meantime, it would be helpful to understand the Council's initial view on this approach.

If you have any questions, please do let me know.

Kind regards,

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