Woodsyde Developments Limited

Development Consultants

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Directors: Mr A W Gough
Mrs L M Gough

Ms Jenni Perkins
Senior Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR.

Your ref: P/2025/0700

10th July 2026

Dear Jenni,

P/2025/0700 - Change of Use of Barn to Dwelling at Willington Lodge, Horsemans Green, Whitchurch, SY13 3BZ.

We are in receipt of the further comments from Natural Resources Wales (NRW) in respect of the above planning application.

We would reiterate that the property and drainage arrangements are in excess of 5 kilometres from a SAC to the south-east being Fenns, Whixall, Bettisfield, Wem and Cadney Mosses (Wales) and 7 kilometres from the River Dee to the north-west. The proposals will have no detrimental effect on either of these due to the distances involved.

The small and shallow ditch to the east of Willington Lodge is considered to be the 'head of the run' and begins within the Lodge grounds. It is only approximately 300mm deep and appears as a depression initially and therefore in all likelihood the bottom of that ditch is higher than the drainage field serving the existing house and lodge. As previously mentioned, the drainage field, where this has been established for well over 10 – 15 years has caused no issue. Following a review of the site and drainage proposals, there will be no changes to the existing drainage system. The proposals now suggest and allow for a new singular foul water treatment plant located to the rear of the proposed unit to be converted.

The proposed foul water treatment plant will be a one2claen Graf unit which includes facility to treat nitrates and phosphates and lower the levels of these considerably. High treatment quality provides for stricter standards and are ideal for properties in nutrient-sensitive areas and where such systems achieve one of the highest discharge quality. These units can be configured to support nutrient neutrality in sensitive areas.

Using the existing Vp results and based on the 2-bedroomed property, the required drainage field is 24.76m^2 and ultimately 20.95m^2 using 800mm trenches.

The treatment plant will have a typical maximum daily flow of 750 l/d if the property is at maximum occupancy. This plant will be around 100m from the existing unit and on ground that rises to a high point adjacent to the main house and where the ground falls away either side. I do not consider that given the good porosity found that discharge from either unit would get close to one another.

As previously mentioned above, the design of the existing private sewage system, including the drainage field has the capacity to effectively treat and discharge the additional wastewater to ground. However, to ensure that there is less reliance on a system that has been installed for minimum 15 years, the proposals are for a new and appropriate treatment plant which will be clean, be efficient and produce the highest quality effluent.

In conclusion, it is considered that the ground conditions are satisfactory for a new treatment plant and drainage field as the system will be completely independent of the existing system and will meet General Binding rules of not requiring an Environment Permit due to the maximum flow being 750 litres per day. The applicants will be advised that they will be responsible for the long-term maintenance of the unit similar to the existing arrangement. Such a treatment will negate need for any permit as the discharge is below $2m^3$ per day.

We trust the above addresses the points that have been raised and clarifies the existing and proposed arrangements and as such will now be in a position to approve the details and planning application.

Kind regards.

Yours sincerely,

A W Gough
Director

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