Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-313987-Y9C8

Your Ref: P/2026/0220

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 30 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use of existing single storey building for use as a self-contained residential dwelling

Lleoliad/Location: Maes Derwen, Higher Lane, Burton, Wrexham, LL12 0AB

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) with additional information about the above, which we received on 17 July 2026.

We continue to have **concerns** with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding **foul drainage**. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites - Foul Drainage

River Dee and Bala Lake Special Area of Conservation

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note the applicant has amended the proposal and now proposes a package treatment plant discharging to a drainage field. The development has the potential to increase the

amount of nutrients being discharged from the site. As such, we refer you to our Advice and advise you to seek further information from the applicant.

We note that information has already been submitted in respect of how wastewater will be managed and scaled plans showing the location of the proposed PTP drainage field. However, we advise you to seek further information as identified in the section titled 'What does this mean for development proposals involving private sewage treatment systems' and the 'Groundwater Quality' section below.

Whilst a drainage field has been shown on the submitted plans, no infiltration/percolation test results or supporting design calculations have been provided. Therefore, it has not been demonstrated that the proposed drainage field has been appropriately designed for the proposed discharge or that there would be no unacceptable risk to groundwater quality. To address this concern, the applicant should provide infiltration/percolation test results and supporting drainage field design calculations demonstrating that the proposed drainage field is appropriately sized for the proposed discharge and compliant with the relevant British Standard (BS 6297).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

Groundwater Quality

We note proposed development is located within a Source Protection Zone 3 (SPZ 3). Source protection zones are designated by Natural Resources Wales (NRW) to identify those areas closest to potable groundwater sources that are most vulnerable to pollution. This site is within 50m of the Kinnerton Sandstone principal aquifer.

Discharges of treated sewage effluent to ground within or adjacent to an SPZ requires a full environmental permit from NRW. Granting of planning permission does not guarantee that a permit will be issued. Further information is available online at Natural Resources Wales / Septic tanks and private sewage systems.

Other matters

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Alisha Tyrrell-Liptrot
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales
E-bost/E-mail: neplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.