

Land south of Bryn Lane, Wrexham

Shadow Habitats Regulations Assessment (sHRA)

Prepared For: Mauna Kea Limited, Net World Sports

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1.0 Introduction

1.1 The Environment Partnership (TEP) was commissioned by Mauna Kea Limited, a fully owned subsidiary Net World Sports (hereafter referred to as the 'Client') in July 2026 to complete a shadow Habitats Regulations Assessment (HRA) to inform a planning application in support of the planning application (ref P/2025/0143).

1.2 The application comprises the demolition of existing structures and erection of employment facilities (class B2/B8) with ancillary office accommodation (class B1a), including landscaping, parking, access and other associated works at Land south of Bryn Lane, Wrexham (hereafter referred to as 'the Site').

Site Location

1.3 The Site falls within the Wrexham Industrial Estate and is bounded by Bryn Lane to the north with a range of employment uses to the east, west, and south. Adjacent usage includes warehouses for leisure, distribution, manufacturing, and storage alongside the Kellogg's Factory, which occupies a substantial footprint to the south-east of the Site. The location of the application is illustrated in Figure 1.



Figure 1: Site location in context with wider landscape

Project Description

1.4 The Proposed Development will cover the following:

- demolition of existing structures and erection of employment facilities (class B2/B8) with ancillary office accommodation (class B1a) including landscaping, parking, access and other associated works

1.5 The site masterplan (Pace Architecture Drawing No. 2042.P. 004(A)) includes the following features:

- Employment facilities (class B2/B8) with ancillary office accommodation (class B1a
- Landscaping within the Site, including green spaces, tree planting and a generous buffer zone
- Above and below ground drainage infrastructure.
- Parking, internal roads and circulation space.
- Dedicated ecological corridor.

Purpose of this Report

1.6 Guidance was issued by the Welsh Government in August 2025 on Development in Special Areas of Conservation affected by phosphorus[1]. 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 This sHRA is required to demonstrate that all pathways for direct and indirect effects have been identified, and adverse effects can be avoided.

Ecological and Survey Reference Documents

1.8 This report has been informed by the following reports and assessments:

- Ecology Desk Study (TEP - 2025)
- Ecological Impact Assessment (TEP - 2025)
- Phosphates Assessment (Tier Consult - 2026)
- Air Quality Assessment (Hilson Moran - 2025)

[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.

The Habitats Regulations Process

1.9 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.

1.10 The Habitats Directive (92/43/EEC) established a network of designated sites, within the European Community, with the objective of protecting sites of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species. These European designated sites are known as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Offshore Marine Sites (OMS).

1.11 The Habitats Directive (92/43/EEC) was 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. Several changes have been made to this by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, referred to as the 2019 Regulations.

1.12 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 on land and at sea, including both the inshore and offshore marine areas in the UK.

1.13 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.

1.14 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.

1.15 Guidance (EC, 2001[2]; IPC, 2011[3]) on undertaking assessment of plans or projects that may impact upon designated European sites recommends a staged approach to the assessment process:

[2] 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
[3] The Infrastructure Planning Commission (2011). Habitat Regulations Assessment for nationally significant infrastructure projects

- Screening (Step 1): 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;
- Appropriate Assessment (Step 2): 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 and 4 are successfully concluded;
- Assessment of Alternative Solutions (Step 3): Examining alternative ways of achieving the objectives of the project, to establish whether there are solutions that would avoid an adverse effect on the integrity of a European site(s); and
- Assessment of IROPI (Step 4): If it is shown that there are no alternative solutions then the project can receive development consent only if it can also be demonstrated that it should proceed for imperative reasons of overriding public interest (IROPI). Where IROPI can be shown then compensatory measures required to maintain the overall coherence of the site or integrity of the national site network will need to be identified and secured.

1.16 This assessment also takes account of the 2017 People over Wind ruling[4], which confirmed that mitigation cannot be taken into consideration at the screening stage prior to Appropriate Assessment.

[4] People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

2.0 Summary of Baseline Information

Designated Sites 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. 10204.002). The locations of these sites are provided at Drawing 1 (Ref G10204.010).

Table 1: Designated sites within influencing distance

Site Name:	Designation	Distance (km):
Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake	SAC (Wales)	3.5 km East
River Dee and Bala Lake	SAC (England)	3.5 km East
Midlands Meres and Mosses Phase 2	Ramsar (Wales)	3.7 km Northwest
River Dee and Bala Lake	SAC (England)	6.6km Northeast
Johnstown Newt Sites	SAC (Wales)	8km Southwest

Sites Scoped Out

2.2 Due to the distance, lack of impact pathways and absence of species and habitat interaction the following sites have been scoped out:

- Johnstown Newt Sites
- Midland Meres and Mosses Phase 2 Ramsar (England and Wales)

2.3 Therefore, for the for the purposes of this report the following sites have been taken forward for assessment and are listed in Table 2 below.

Table 2: Designated sites carried forward for assessment

Site Name:	Designation	Distance (km):
Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake	SAC (Wales)	3.5 km East
River Dee and Bala Lake	SAC (England)	3.5 km East

2.4 The locations of these sites are relative to the Proposed Development are shown in drawing G10204.010.

Summary of Designated Sites

2.5 A summary of the protected sites scoped in for assessment are given below. Full citations for the protected site can be found in Annex A.

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

2.6 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 *Ranunculion fluitantis* and *Callitricho - Batrachion* 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

2.7 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 Wales[5] and are detailed below, followed by those in England (Natural England, 2018[6] , 2019[7]).

<u>Wales</u>

2.8 Conservation Objective for watercourse:

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

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

- The vision for this feature is for it to be in a favourable conservation status, where all 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).

2.10 Conservation Objective for Feature 2: Atlantic salmon (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).
  - Conservation Objective for Features 4, 5, and 6: Sea lamprey (EU Species Code: 1095), Brook lamprey (EU Species Code : 1096), River lamprey (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.

2.11 Conservation Objective for Feature 7: Bullhead (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.

2.12 Conservation Objective for Feature 8: European otter (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).

<u>England</u>

2.13 The Conservation Objectives for the site in England are detailed below.

2.14 Regarding 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

3.0 Stage 1 Screening Assessment

Impact Pathways

3.1 The Stage 1 Screening Assessment for the Proposed Development is presented in Table 3. 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

3.2 The final column of Table 3 indicates whether the test of likely significant effect is met, and therefore if any impact pathways need to be taken forward to Stage 2 Appropriate Assessment.

3.3 These effects are, of course, assessed without mitigation.

3.4 As the qualifying species floating water-plantain, 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 Reservoir (approximately 65km upstream from the Holt area), is not identified as a key species in this SAC management unit, it is scoped out of the assessment.

3.5 The Proposed Development is not linked to the conservation management of NSN sites or Ramsar sites in the UK and thus the activity cannot be excluded from Stage 1 assessment for that reason.

Table 3: Stage 1 Screening Assessment

Site Name:	Impact and pathway	Assessment:	Include in HRA?
Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake SAC (Wales) River Dee and Bala Lake SAC (England)	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 SAC. There are existing drains on the southern and eastern boundaries of the site, and it is understood that these watercourses converge via culvert before running east to the River Dee. The proposed surface drainage for the site, designed to accommodate all storm events up to the 1 in 100-year storm plus 40% to cater for climatic change, will discharge to the existing southern drain. 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.	**No** It is concluded that there will be no likely significant effect as a result of pollution.
Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake SAC (Wales) River Dee and Bala Lake SAC (England)	Nitrogen deposition/air quality Construction and Operational	**Impact characterisation** There is potential for increases in vehicle emissions during the construction phase and operational phase. However, the proposed development is predicted to increase traffic flows at the site access by less than 800 Annual Average Daily Traffic (AADT). As such, potential air quality impacts on the SAC 3.5km distance, as a result of the completed development stage, are classified as not significant.	**No** It is concluded that there will be no likely significant effect as a result of vehicular increases and air quality
Afon Dyfrdwy a Llyn	Dust generation	**Impact characterisation**	**No**

Site Name:	Impact and pathway	Assessment:	Include in HRA?
Tegid / River Dee and Bala Lake SAC (Wales) River Dee and Bala Lake SAC (England)	Construction	There is potential for increases in dust during the construction phase. However, the River Dee and Bala Lake SAC is 3.5km 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 increases in dust during the construction phase
Afon Dyfrdwy a Llyn Tegid / River Dee and Bala Lake SAC (Wales) River Dee and Bala Lake SAC (England)	Deterioration of SAC water quality from phosphates Construction	**Impact characterisation** The proposed development is 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 statement[8] which identified a 38% failure rate for the River Dee and stated:	**Yes - potential for deterioration of SAC water quality**

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

Site Name:	Impact and pathway	Assessment:	Include in HRA?
		■ *"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".* However, WCBC's independently commissioned review concluded that, when all available phosphorus data from both NRW and the Environment Agency are considered together and assessed using NRW's analytical approach, the Lower Dee remains below the phosphorus target[9]. Foul water from the proposed development will connect to the public combined sewer that traverses the southern extents of the site which subsequently feeds to the Five Fords Wastewater Treatment Works (WwTW). An increase in annual phosphate load from the proposed development, from both staff and visitors coming in from outside the county borough, would require sufficient headroom in treatment if phosphorus levels were failing. However, given the uncertainty on the phosphorus data, water quality/phosphates is taken forward to Stage 2 (Appropriate Assessment) on a precautionary basis.	

[9] Wrexham County Borough Council (2026). Planning Committee Report COEP/45/26. Information Report - Phosphorus Update. https://moderngov.wrexham.gov.uk/documents/s43435/Item%204.pdf?LLL=0

4.0 Stage 2 - Appropriate Assessment

4.1 The Appropriate Assessment stage of the HRA focuses on those impacts judged at the screening stage to have a likely significant effect and seeks to conclude whether they would result in an adverse effect on the on the integrity of the qualifying features of a NSN or Ramsar site(s), or where insufficient certainty regarding this remains. 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

4.2 The following impact pathways have been identified for site that should be considered at the Appropriate Assessment stage:

- Deterioration of SAC water quality from phosphates.

4.3 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.

Phosphates

4.4 Nutrient budget calculations for the proposed development have been undertaken[10]. Based on the Stage 4 results, the phosphate assessment indicates that 2.35 kg TP/year must be mitigated to achieve a phosphorus-neutral balance for the development.

4.5 Dwr Cymru Welsh Water have raised no objection to the proposed development subject to no buildings on the site being brought into use until such time as reinforcement works to the local public sewerage system, have been completed as identified in a Hydraulic Modelling Assessment and written confirmation of this has been issued to the Local Planning Authority by Welsh Water[11].

Mitigation

4.6 To mitigate the phosphorus loading generated by the proposed development, a land parcel with an area of 1.8ha will be provided in Parcel 1 of the Strategic Ecology Corridor (planning application reference P/2025/0431). Planning permission was received for the Strategic Ecology Corridor on 01/06/2026. As such the proposed development is neutral on the phosphorus budget.

[10] Tier Consult Ltd (2026). Land South of Bryn Lane, Wrexham Industrial Estate. Phosphate Assessment.
[11] Dwr Cymru Welsh Water (2025). Planning Consultation Response Ref. PLA0087812

4.7 In addition, investment is also proposed within the Wrexham Industrial Estate sewage network as part of the Investment Zone.

In-combination Assessment

4.8 It is a requirement of the Regulations that the impacts and effects of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the internationally designated site(s) in question.

4.9 An 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.

Projects

4.10 The following Council websites were searched to identify projects (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)

4.11 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.

Wrexham County Borough Council (WCBC)

4.12 The review of the developments within WCBC identified 82 planning applications. For developments creating wastewater to proceed, the proposed developments need 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.

4.13 Most 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. NRW advise that impacts will need to be assessed through an HRA.

4.14 Dwr Cymru Welsh Water state in their more recent planning application responses (February 2026) on residential developments that the foul water from small residential schemes that would drain to Five Fords WwTW can be accommodated in the public sewerage system. However, it states that major residential projects would overload the Five Fords WwTW and that a scheme is planned to rectify this (due for completion by the end of March 2030). This is similarly the case for a residential application discharging to the Overton WwTW where upgrades are proposed to be completed by January 2028 and a residential scheme discharging to Holt WwTW where works are planned for completion by March 2030.

4.15 Therefore, Dwr Cymru Welsh Water recommends that for major residential schemes, occupancy should not take place until March 2030, or until such time as the upgrading work has been completed.

Flintshire County Council (FCC)

4.16 Eight applications to FCC were identified in the search period and seven have been granted planning permission. One had a condition requiring a foul water drainage scheme to be submitted prior to the comment of development. NRW advised on the pending application that further information from the applicant regarding foul drainage should be sought by FCC.

Cheshire West and Chester Council (CWCC)

4.17 Twelve applications were reviewed for CWCC as part of the assessment. None of which are connected to the Five Fords WwTW. Insufficient capacity exists in Farndon WwTW and Chester WwTW which ultimately discharge into the River Dee SAC.

Plans

4.18 Consideration was also given to the Wrexham Unitary Development Plan (UDP) 1996-2011 (adopted 2005). The UDP includes Surface Water Policy EC13 which states that *'development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted'*.

4.19 The Biodiversity Conservation Policy EC6 states that *"Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided*".

Conclusions

4.20 There are therefore no predicted significant in-combination impacts with any plans or projects on any NSN regarding additional foul water inputs.

5.0 Conclusions

5.1 The proposed development is located on land south of Bryn Lane, Wrexham.

5.2 Five NSN 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.

5.3 The first part of this assessment took the form of a Test of Likely Significant Effect or “TOLSE”.

5.4 The TOLSE identified likely significant effects for potential deterioration of water quality from increased phosphate levels in the River Dee and Bala Lake SAC, on a precautionary basis (due to the uncertainty on the phosphorus data). This impact pathway was taken forward to Appropriate Assessment Stage as there is a risk that untreated wastewater (and phosphate) could discharge directly into the River Dee.

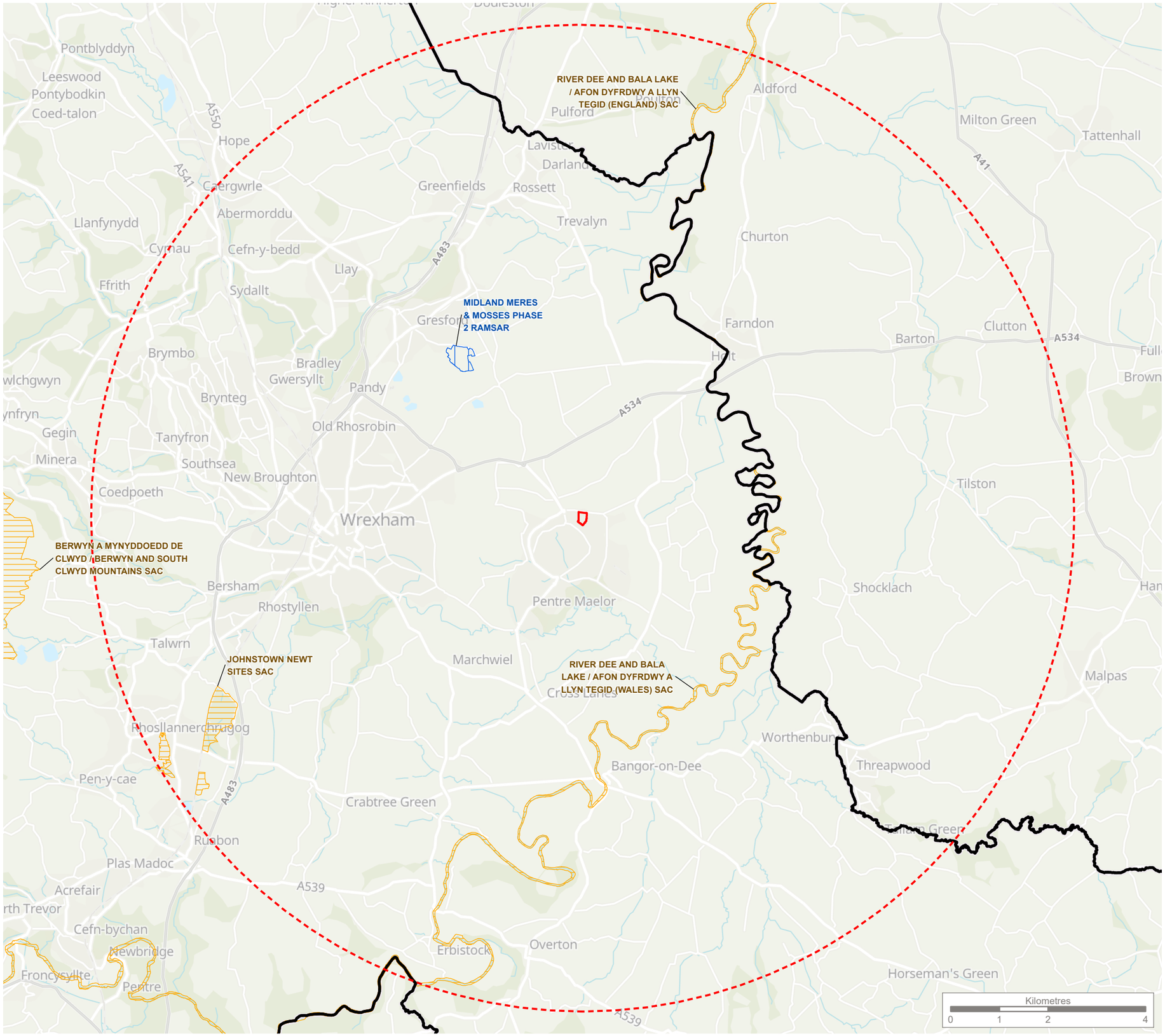
5.5 Based on sufficient capacity in the Five Fords WwTW and the provision of mitigation land in Parcel 1 of the consented Strategic Ecology Corridor no adverse effect on the integrity of the River Dee and Bala Lake SAC, ie no increase in phosphorus levels in the SAC, will result.

5.6 This assessment concludes that the proposed development both alone, and in-combination with other projects or plans, will not affect the integrity of National Site Network sites or Ramsars in the UK.

Drawings and Plans

Drawing 1: Internationally Designated Sites within 10km buffer (Ref G10204.010)

Drawing 1: Proposed Site Masterplan (Pace Architecture Drawing No. 2042.P. 004(A))



KEY

- Site boundary
- Site boundary - 10km buffer
- Wales/England border
- Ramsar
- Special Areas of Conservation (SAC)

Sites searched for were as follows:
- Ramsar
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)

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Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP
401 Faraday Street, Birchwood Park, Warrington, WA3 6GA
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Land South of Bryn Lane, Wrexham

Title
Internationally Designated Sites Within a 10km Buffer

Drawing Number
G10204.010

Drawn	Checked	Approved	Scale	Date
ET	BJ	AE	1:80,000 @ A3	24/07/2026

North

0 5 10 20 30 40 50

GRAPHIC SCALE 1:500

1. This drawing has been produced for the client for the project on the site shown. It was prepared for a purpose agreed with the client and will have a commensurate degree of accuracy.
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7. Under CDM (2015) Pace Architecture ltd assumes the role of 'Designer', unless otherwise appointed in writing by the client.
8. If in doubt ask.

THE ABOVE TO BE DESIGNED BY SPECIALISTS IN ACCORDANCE WITH BRITISH STANDARDS BELOW:

BS 9999 (2017) - Fire safety in the design, management and use of buildings – Code of practice
BS 6564 (2017) - Sanitary installations. Code of practice for the design of sanitary facilities
BS 5266 (2016) - Emergency Lighting - Code of practice for the emergency lighting of premises
BS 5499 (2014) - Guidance for the selection and use of safety signs and fire safety notices

2.4m x 120m Viz. Splay to West
2.4m x 120m Viz. Splay to East
HEA07 - Safe & Healthy Surroundings Dedicated Cycle/Pedestrian Path
HEA 07 -Safe & Healthy Surroundings Outside space providing building users with an external amenity area. Space to be accessible & designated non-smoking"
Existing Bryn Lane Footway
Proposed Sub-Station Subject to detailed design by the utility provider.
Existing Bryn Lane site access adjusted to increase highway access safety and away from T1 RPA.
Existing Bryn Lane Footway
HEA-06 SECURITY - NW POLICE RECOMMENDATIONS Existing Boundary Fence to remain to assert 'Site Demarcation'
TRA 02 - Cycle Store Minimum 30 Covered Cycle Spaces
HEA07 - Safe & Healthy Surroundings - Dedicated Cycle/Pedestrian Path
HEA-06 SECURITY - NW POLICE RECOMMENDATIONS Existing Boundary Fence to remain to assert 'Site Demarcation'
Existing concrete structure to be removed. Refer to 'Demolition Plan', Drg. No. 2042.P.007
2042 . P . 007(E) 1
ONE WAY
Car Parking = 94 \Spaces
DROP OFF POINT
TRA 02 - Electric Vehicle Charging 1 Functional (EVC) + 1 with future capability (F-EVC) 20% = 29 bays total provision
HEA 07 -Safe & Healthy Surroundings Drop-Off Point
HEA-06 SECURITY-POLICE RECOMMENDATIONS Vehicle Barrier - Site Movement Control Measures
Solar Panels Indicative layout - TBC by specialist designer
HEA07 - Safe & Healthy Surroundings Perimeter guarded pathway
Car Parking = 16 tandem Spaces - 6m x 2.4m
2042 . P . 007(E) 4
2042 . P . 007(E) 2
HEA07 - Safe & Healthy Surroundings Goods-In Waiting Lane
WST 03 - Operational Waste Enclosed seperate recycling and waste storage areas Area designated for future compactor.
canopy over
MAT 05 - Resilience Barriers and bollards to protect from vehicle impact in hight risk areas.
2042 . P . 007(E) 3
Existing Concrete Drain
HEA-06 SECURITY - NW POLICE RECOMMENDATIONS Existing Boundary Fence to remain to assert 'Site Demarcation'
Proposed Wildlife Pond
Pipe
SV

KEY

LANDSCAPE

Soft Landscape *15,419m2*
Refer to submitted design by Landscape Architect Drg. 1059-01-NLD.151 Bryn Lane South - v2 by 'Nicholsons'

SP9 Policy Ecology Corridor
9,900m2

HARDSCAPE

Asphalt
To car parks & access road - 2560m2

Paving - 1,057m2
(includes substation, not inc. public pathway)

Concrete
To service yard - 7,796m2

Trees - To be Retained
Refer to submitted design by Landscape Architect Drg.1059-01-NLD.151 Bryn Lane South - v2 by 'Nicholsons'

Trees - To be Removed
Refer to submitted AIA Ref 'BTC2998' by 'Bowland Tree Consultancy'.

Disabled Parking Bays
15 No. Proposed

Covered Cycle Shelter
30 spaces provided

Vehicle Barriers

1.8m Palisade Fencing

Fence
Restricting personnel access to SP9 Corridor

INTERNAL AREAS	
Name	Area
Ancillary	603 m²
Circulation	1070 m²
Office	1331 m²
St/Serv	345 m²
Warehouse	10858 m²
	14208 m²

LOCAL PLANNING GUIDANCE NOTE NO.16
Figure B

Type of Development	Parking Standard	Cycle Parking Standard
B1 Business and light industry	1 car space per 30m² gross floor space	1 cycle space per 300m² gross floor space
B2 General Industry	1 car space per 50m² gross floor space	1 cycle space per 500m² gross floor space
B8 Storage and Distribution	1 car space per 100m² gross floor space	1 cycle space per 1000m² gross floor space

INDICATED PARKING PROVISION CALCULATIONS

285 Car Spaces (286 shown)	(14,208m2 / 1 per 100m2)
29 Disabled Spaces	(10% of gross provision)
29 Cycle Spaces	(14,208m2 / 1 per 500m2)

A	Access Updated	11.06.26

NET WORLD SPORTS

PURPOSE OF ISSUE
FEASIBILITY

PACE | ARCHITECTURE

PROJECT
LAND SOUTH _ B2 100%

ADDRESS
Bryn Lane, Wrexham Industrial Estate

TITLE
Proposed Site Plan

CLIENT
Mauna Kea Limited

DRAWN BY	CHECKED BY	DATE
NC	AC	26.02.26

SCALE (@ A1)	PROJECT NUMBER
1 : 500	2042

DRAWING NUMBER	REV
2042 . P . 004(A)	

11/06/2026 11:12:13

Annex A

Planning Search - 10km

Planning Application Search July 2026 – Land south of Bryn Lane

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

Reference	Location	Description	Status	Notes	Distance from site
Wrexham County Borough Council					
P/2026/0366	Rose Hill, Erbistock, Wrexham, LL13 0DE	Change of use of building from Class B1 (offices) to Class C3 (dwelling)	Pending (Validated 08/06/2026)	NRW have no objection to the proposed development. Dwr Cymru Welsh Water state that there is no public sewerage system in this area and that any new development will require alternative facilities to be provided for sewage disposal.	8.5 km south
P/2026/0255	Gamford House, Gamford Lane, Rossett, Wrexham, LL12 0EW	Demolition of existing dwelling, erection of replacement dwelling and conversion of 4 no. outbuildings to 4 no. dwellings	Pending (Validated 06/05/2026)	NRW requires further information on foul drainage. The site is in the catchment of the River Dee and Bala Lake SAC, an HRA may be required. Dwr Cymru Welsh Water notes that alternative drainage is proposed and advises seeking advice from NRW.	6.8 km north
P/2026/0204	Land adjacent to 24 Bangor Road, Overton, Wrexham, LL13 0HB	Erection of dwelling	Pending (Validated 31/03/2026)	NRW notes that the site is in the catchment of the River Dee and Bala Lake SAC and could potentially lead to an increase in phosphorus load from the receiving WwTW to the SAC. An HRA is likely required. Dwr Cymru Welsh Water notes that the development would place the	6.8 km north

Reference	Location	Description	Status	Notes	Distance from site
				Overton WwTW at risk of breaching the total phosphorus discharge limit. Upgrades are proposed to be completed by 26/01/2028, therefore recommend a condition stating that the site will not be brought into use before then.	
P/2026/0055	Mile Barn Cottage, Holt Road, Llan y Pwll, Wrexham, LL13 9SA	Demolition of existing dwellings and erection of 3 dwellings	Pending (Validated 25/02/2026)	NRW has no objection to the application. Dwr Cymru Welsh Water notes that an alternative means of drainage is proposed, advise seeking advice of NRW.	2.6 km west
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.	9.3 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	9.5 km south

Reference	Location	Description	Status	Notes	Distance from site
				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.	
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.	5.1 km west
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	4.9 km west

Reference	Location	Description	Status	Notes	Distance from site
				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.	
P/2025/0629	Ebeneser (Capel yr Annibynwyr), 2 Chester Road, Wrexham, LL12 7AD	Erection of 27 no apartments	Pending (Validated 11/08/2025)	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 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.	4.8 km west

Reference	Location	Description	Status	Notes	Distance from site
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.	9.4 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.	5.1 km west
P/2025/0427	Land at Erlas Park, Cefn Road,	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	2.7 km west

Reference	Location	Description	Status	Notes	Distance from site
	Wrexham, LL13 9TT			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 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.	3.4 km north-east

Reference	Location	Description	Status	Notes	Distance from site
				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 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	3.4 km west

Reference	Location	Description	Status	Notes	Distance from site
				at Holt WwTW to accommodate the development.	
P/2025/0244	Land to the south west of the Old Black Horse Public House, High Street, Rhostyllen, Wrexham, LL14 4AG	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 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.	7.5 km west
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.	5.9 km south
P/2024/1692	Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo,	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	9.4 km west

Reference	Location	Description	Status	Notes	Distance from site
	Wrexham, LL11 5BL			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 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, Sydallt 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	8.8 km north-west

Reference	Location	Description	Status	Notes	Distance from site
				forward performance, development should not be brought into use until these works are completed.	
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 domestic foul only flows from the proposed development. There is capacity in the phosphorus consent limit at Five Fords WwTW.	4.9 km west
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.	7.3 km west
P/2024/1417	The Old Filling Station, Borras 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	3.6 km west

Reference	Location	Description	Status	Notes	Distance from site
				capacity in the phosphorus consent limit at Five Fords WwTW.	
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	Approved (12/03/2026)	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. 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.	6.7 km west
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	6.6 km north

Reference	Location	Description	Status	Notes	Distance from site
				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.	
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 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.	6.0 km south-east
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.	8.2 km, west

Reference	Location	Description	Status	Notes	Distance from site
				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.	
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 from the proposed development site. Can advise that Gresford WwTW has a phosphate permit.	7.6 km north-west
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.	7.8 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.	3.7 km north-east

Reference	Location	Description	Status	Notes	Distance from site
				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.	
P/2024/1070	British Legion Social Club, Watts Dyke, Llay, Wrexham, LL12 0RL	Erection of 9 dwellings and formation of vehicular access	Granted (20/03/2026)	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. Can advise that Gresford WwTW has a phosphate permit.	7.0 km north-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	8.7 km south-west

Reference	Location	Description	Status	Notes	Distance from site
				site. We can advise that Five Fords WwTW has a phosphate permit.	
P/2023/0756	Ingledene, 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 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.	5.0 km north
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 (m^3) discharge and an exemption certification received from NRW. Significant effects on SAC unlikely.	8.2 km south-west
P/2023/0662	Bersham Sports and Social Club, Bersham Road,	Erection of 9 dwellings	Granted (05/12/2024)	NRW advise that WCBC will need to take into account in determination whether the	7.3 km west

Reference	Location	Description	Status	Notes	Distance from site
	Bersham, Wrexham, LL14 4HS			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.	
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 alternations to existing elevation	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 site. Advise that Five Fords WwTW has a phosphate permit.	5.1 km west
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.	9.3 km north-west

Reference	Location	Description	Status	Notes	Distance from site
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.	7.4 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.	5.1 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 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.	6.9 km north

Reference	Location	Description	Status	Notes	Distance from site
				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.	6.9 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.	8.3 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	9.0 km north

Reference	Location	Description	Status	Notes	Distance from site
				demonstrate no significant effect on SAC. Dwr Cymru Welsh Water no comment on sewerage, applicant does not propose to connect to public sewer.	
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.	8.8 km south
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.	6.2 km west

Reference	Location	Description	Status	Notes	Distance from site
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.	6.4 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	6.9 km north west

Reference	Location	Description	Status	Notes	Distance from site
				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.	
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 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	4.7 km west
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	6.9 km north

Reference	Location	Description	Status	Notes	Distance from site
				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	
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 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.	7.0 km west
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.	5.3 km west

Reference	Location	Description	Status	Notes	Distance from 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 advise that Five Fords WwTW has a phosphate permit.	
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 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	5.5 km west
P/2022/0499	The Poplars, Cock Barn Lane, Marchwiel,	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	5.7 km south west

Reference	Location	Description	Status	Notes	Distance from site
	Wrexham, LL13 0SU			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.	
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 from the proposed development site. Advised that Gresford WwTW has a phosphate permit	6.9 km north west
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	4.9 km south

Reference	Location	Description	Status	Notes	Distance from site
				(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.	
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 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.	8.8 km west

Reference	Location	Description	Status	Notes	Distance from site
				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/2022/0287	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.	5.6 km west
P/2022/0178	Land adjacent to Lynwood, High Street, Johnstown,	Outline application for erection of dwelling (all matters reserved)	Granted (23/01/2025)	NRW raised concerns with the application as submitted because inadequate information	9.3 km south west

Reference	Location	Description	Status	Notes	Distance from site
	Wrexham, LL14 2SN			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. 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	6.5 km south

Reference	Location	Description	Status	Notes	Distance from site
				drainage the applicant sought advice from Natural Resources Wales and or the Building Regulations Authority.	
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 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	3.2 km west
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	6.5 km north

Reference	Location	Description	Status	Notes	Distance from site
				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 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	6.8 km north west

Reference	Location	Description	Status	Notes	Distance from site
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 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	5.7 km north west

Reference	Location	Description	Status	Notes	Distance from site
				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 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	3.4 km west

Reference	Location	Description	Status	Notes	Distance from site
				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 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.	7.7 km west

Reference	Location	Description	Status	Notes	Distance from site
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 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	7.0 km west

Reference	Location	Description	Status	Notes	Distance from site
				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 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	Erection of dwelling	Granted (04/03/2024)	NRW raised concerns with the application as submitted because	5.2 km north west

Reference	Location	Description	Status	Notes	Distance from site
	Lane, Gresford, Wrexham, LL12 8SG			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.	
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.	5.4 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.	4.4 km south

Reference	Location	Description	Status	Notes	Distance from site
				No consultation with Dwr Cymru Welsh Water.	
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 reserved except for the northern site access	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. 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 Advised that Five Fords WwTW has a phosphate permit.	1.9 km west
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	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,	6.7 km north west

Reference	Location	Description	Status	Notes	Distance from site
		matters reserved) and associated works)		and the subsequent applications to vary the conditions thereon.	
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 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	5.1 km north west

Reference	Location	Description	Status	Notes	Distance from site
				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 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	9.4 km south west

Reference	Location	Description	Status	Notes	Distance from site
				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 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	4.3 km west

Reference	Location	Description	Status	Notes	Distance from site
				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 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.	8.7 km south
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	7.5 km west

Reference	Location	Description	Status	Notes	Distance from site
				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.	
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 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.	9.3 km north west
P/2021/0135	Tan Y Bont, Main Road, Old Rhosrobin,	Reserved matters pursuant to outline application P/2016/0189 (application for	Granted (15/11/2021)	NRW had no comment to make.	5.2 km north west

Reference	Location	Description	Status	Notes	Distance from site
	Rhosrobin, Wrexham, LL11 4RL	residential development (up to 189 dwellings) with all matters reserved except for access)		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/2021/0110	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 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	6.2 km north

Reference	Location	Description	Status	Notes	Distance from site
				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 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 requires with regard to phosphates as a connection to the main foul	7.3 km south west

Reference	Location	Description	Status	Notes	Distance from site
				drainage system is proposed. No objections are raised subject to conditions.	
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.	5.8 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 Cymry Welsh Water. No planning officer/committee report available on line.	4.3 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 and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. No planning officer report available on line.	9.5 km south west

Reference	Location	Description	Status	Notes	Distance from site
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.	5.1 km north west
Cheshire West and Chester Council					
26/00444/OUT	Land at Sibbersfield Lane, Farndon, Chester	Outline planning application (with all matters reserved other than access) for the development of residential dwellings, land for a primary school, land for community facilities, public open space, landscaping, primary substation, and associated infrastructure works	Pending (Validated 13/03/2026)	No consultation with Natural England. Dwr Cymru Welsh Water note that the development would be served by Farndon WwTW which discharges to an SAC with a phosphorus limit. The development would overload the WwTW.	4.8 km north east
26/00424/OUT	Land at Crewe Lane, Farndon, Chester	Outline planning application for residential development (Class C3) (up to 40 dwellings), all matters reserved except for access	Pending (Validated 09/03/2026)	No specific comment from Natural England. Dwr Cymru Welsh Water note that the site would drain to Chester WwTW. They conclude it is unlikely that sufficient capacity exists to accommodate the development in the public sewage system.	4.4 km north-east

Reference	Location	Description	Status	Notes	Distance from site
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.	4.7 km north-east
25/02951/FUL	Dairy House, Brasseys Contract Road Edge Malpas, SY14 8LE	Conversion of existing building into a dwelling	Granted (09/03/2026)	No consultation with Natural England.	9.6 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.	6.2 km north-east

Reference	Location	Description	Status	Notes	Distance from site
				No consultation with Natural England.	
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.	7.4 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.	4.5 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	8.7 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.	4.5 km north east

Reference	Location	Description	Status	Notes	Distance from site
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.	7.7 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.	6.7 km east
20/04481/FUL	Holywell, Holywell Lane, Clutton, Chester, Cheshire, CH3 9ET	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. No Consultation with Natural England. Condition requires a scheme foul water drainage layout.	9.1 km north east
Flintshire County Council					
FUL/000272/26	Equestrian Training, Maelor Equestian Centre, Gresford Road, Hope, Wrexham, LL12 9SD	Proposed new dwelling for residential purposes (rural worker accommodation) in connection with use of site	Pending (Validated 08/04/2026)	NRW have concerns as inadequate foul drainage information has been submitted. NRW note that the proposed development could increase phosphorus to the SAC.	9.9 km north-west
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.	9.8 km north-west

Reference	Location	Description	Status	Notes	Distance from site
				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.	
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.	9.1 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. Advised that Hope WwTW has a	9.5 km north west

Reference	Location	Description	Status	Notes	Distance from site
				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.	9.3 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	9.0 km north west

Reference	Location	Description	Status	Notes	Distance from site
				water can enter the main sewer. No Consultation with NRW.	
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	9.6 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	8.5 km north west

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