

From: Gwyn Humphreys
Sent: 25 August 2026 17:30
To: Jenni Perkins
Subject: P/2023/0598 - Ridleywood Farm

Hi Jenni,

Further to previous emails, please find attached a document which addresses the request for a structural survey as part of this application. I trust that our position on this issue is made clear within the attached.

In terms of NRW's request for a Bat Activity Survey, their comments refer to Building 2a as per the submitted Preliminary Ecological Appraisal. As per the revised plans, this building no longer forms part of the planning application, and as such, it will remain unaffected by the proposals.

Finally, in terms of NRW's request for further foul drainage / phosphates information – clearly as several agricultural buildings will be taken out of agricultural use as part of the proposed development (and no replacement agricultural buildings are proposed on-farm), there will be a reduction in livestock numbers on the farm as a consequence of the proposed development.

However, notwithstanding this, the proposed development can be screened out as not likely to have a significant effect on the River Dee & Bala Lake SAC in relation to nutrient inputs, in accordance with the following from the published NRW advice:

'Private sewage treatment systems discharging domestic wastewater to ground, built to the relevant British Standard (BS 6297:2007+A1:2008) having a maximum daily discharge rate of less than 2 cubic metres (m3) and where the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and at least 50m from any other known discharge to ground'.

Drawing No: 77362 / RJC / 003 details the proposed location of a new private package treatment plant and sub-surface drainage field (given the lack of a public sewer within the application site's vicinity). The attached screenshot shows a distance of 50m (red circle) from the proposed location of the new drainage field – as you will note, there are no other known discharges to ground within this 50m distance. There are also no surface water features within this distance and the SAC itself is also located in excess of 50m away.

In terms of calculations to demonstrate the discharge would be under 2 cubic metres per day, I refer to *British Water Flows and Loads – 4*. This outlines that for an Office/Factory without a canteen (considered to be the most appropriate category in-line with the proposed change of use), the average flows per day per employee would be 50 litres of wastewater.

The UK Government's *Employment Densities Guide E* guidance outlines that for B1(c) (light industrial) uses, there should be an average of 47 sqm floorspace per full-time equivalent worker.

The planning application proposes approximately 1240 sqm of B1/B2/B8 floorspace. This results in an approximate employment number of 26.3 full-time equivalent workers within the proposed development.

Using this figure alongside the 50 litres of wastewater produced per employee equates to a total of average of approximately 1.3 cubic metre of wastewater produced as a result of the development per day. This demonstrates the development is within the NRW screening criteria (less than 2 cubic metres per day).

In any case, the proposals comprise small-scale rural employment units which are unlikely to provide employment to people residing outside of the SAC catchment. Thus, the development would serve a local resident population.

I trust this information will allow you to screen the development out as not likely to cause any significant effect upon the River Dee & Bala Lake in-line with NRW's screening criteria. However, please do not hesitate to contact me if you require any further information.

Kind Regards,

Gwyn

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2026 EVENTS

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- Oswestry Show - Sat August 1st
- GUILDSFIELD Show - Thur August 13th
- Minsterley Show - Sat August 15th
- Llanfair Caereinion Show - Sat September 5th
- UK Dairy Day - Wed September 16th

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