Habitat Regulation Assessment

Prepared For:	Mr Millington
Proposal:	Full planning application for the change of use of The Trottingmare Inn Free House to holiday accommodation and all associated works
Site Location:	Trottingmare Inn Overton Wrexham LL13 0LE
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Screening Assessment

This statement is prepared in consideration of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) and the Natural Resource Wales Guidance as detailed below;

Natural Resources Wales advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation (SACs)

How do I know if a proposal might increase phosphorus levels within the SAC?
Every development should be considered on a case-by-case basis. Developments should first be screened to determine whether they are likely to have a significant effect. The screening process should apply to developments within river SAC water body catchments and non-SAC tributaries flowing into them.

The following developments can be screened out as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as there is unlikely to be a source of additional phosphorus or pathway for impacts:

• *Any development that does not increase the volume of foul wastewater;*

The proposed development is set to significantly decrease the volume of foul wastewater:

Existing (Hotels, Pubs & Clubs):

Drinkers: 12 litres x 30 people = 360 litres

Restaurant (pre-prepared catering): 25 litres x 80 people = 2000 litres

Existing volume total = 2360 litres per day

Proposed (Domestic/Holiday Let):

Standard residential (4 x 1 bedroom holiday let) = 150 litres x 8 people = 1200 litres per day

• *Any development that improves existing water quality discharges by reducing the phosphorus load of wastewater, or by decreasing the volume of wastewater produced (e.g. by improvements to existing wastewater treatment infrastructure);*

Due to the decrease in activity and capacity on site, the volume of foul wastewater is set to decrease by 800 litres per day, therefore reducing the phosphorous load of wastewater.

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

-the drainage field is located more than 50m from a SAC boundary, **and**

The drainage field is located more than 50m from the SAC Boundary.

- the maximum daily discharge rate is less than 2 cubic metres (m3).

Daily discharge calculator for domestic properties V2.0 July 2019

Use this calculator to work out how much effluent your septic tank or small sewage treatment plant will discharge a day when it's being used to treat the sewage from one or more houses or flats.

Number of properties	4	Enter the number of properties which are connected to the plant
Number of bedrooms	4	Enter the total number of bedrooms for all of the properties and press return
Cubic metres a day	1.8	**This is how much treated sewage your plant will discharge a day**

For example, if you have 2 houses sharing a septic tank, one with 3 bedrooms and the other with 4, enter 2 for the number of properties, 7 for the number of bedrooms, and this will give you a result of 1.65 cubic metres a day.

The proposed development should be screened out due to decreasing the volume of wastewater and phosphorus load discharges, but for additional context, the daily discharge calculation is 0.2 m3 below the 2 m3 guideline.

- Also, to ensure that there is no significant in combination effect, the discharge to ground should be at least 200m from any other discharge to ground. The density of discharges to ground should also not be greater than 1 for every 4ha (or 25 per km2).

There is a package treatment plant for the nearby Trotting Mare Caravan Park, owned and operated by the owner and applicant for this holiday let proposal, this package treatment plant does not discharge to ground.
The proposed development will connect to the existing sewage system already used for the pub and will drain away from the site.

<u>Conclusion</u>

Based on the above the proposed tourism site will not likely have an effect of the SAC as our development applies with the above criteria regarding private sewerage treatment plants and as such can be screened out as it is not likely to have a significant effect on a river SAC in relation to the phosphorus inputs as there is unlikely to be a source phosphorus or pathway for impacts.

Our development clearly meets the screening out criteria and as such can be screened out for HRA purposes.

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