



UPDATED PLANNING STATEMENT

Change of use of land to a Gypsy / Traveller Site
To include 3 no. family pitches together with Bio-Disc
Sewage Treatment Plant and improved access
(part retrospective)

Land at Stryt Y Bydden
Caego, New Broughton,
Wrexham
LL11 6TQ

Updated Planning Statement

With reference to [REDACTED] site at Stryt-y-Bydden the application P/2023/0865. I agree with you that we need to achieve a resolution of any outstanding matters, in particular the foul drainage discharge from the site. There have been a few changes since we last spoke.

Foul Drainage

There has been a series of emails between Matthew Phillips, myself, NRW and Welsh Water on this one (see email to you 25th March 2026).

Matthew for the Council and NRW have a preference for the drainage to be connected to the main sewer which is not directly accessible as agreed by all parties.

However, immediately adjacent to the Northeast Boundary of the application is a housing development under construction of 50 Social Housing Association properties which includes a foul drainage system being adopted by Welsh Water with a pumped connection to a sewer located in Berse Road. The developers have agreed in writing that my client's pitches can connect to their system and they will make provision. This has also been agreed subject to a Section 104 Adoption Agreement with Welsh Water.

The problem at this time is that the developer's drainage system has yet to be formally adopted by Welsh Water and the pumping station has not yet been built to house the pumps together with the pipe connections and manholes for my client's site have not been installed.

In other words, there is no available connections to the main sewer of the neighbouring development until the adoption agreement has been signed off.

This brings us back to the alternative connection to a private sewage treatment plant installed by my client Mr. Berry.

NRW have concerns with Foul Effluent discharging to the ground where a site is within a restricted vicinity of the Bala Lake and River Dee SAC all relative to phosphate pollution of the River Dee. NRW have recommended to Wrexham Council that effluent discharge be restricted from new sites to 2 cu.m / day, further restricting my client's development to 3 pitches (not the 4 originally submitted).

NRW have further clarified that the “Suitability of foul drainage arrangements for the proposed development is a matter of your authority to determine.

This unit has been installed at many sites over Wales and that the development complies with the drainage hierarchy set out within WG 008/2018 having previously proved why a connection to the public system is not feasible.

A matter for the Council and NRW to consider.

Following the previous revised scheme now back to 3 pitches my client has negotiated a portion of additional land along the old railway siding to the East and wishes to incorporate this within the application for 3 pitches, a revised plan is therefore attached.

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Having recently read through the correspondence from NRW since the application was submitted it is the responsibility of Wrexham Council to make a decision as to whether the discharge from the bio-disc is 'significant' to affect the River Dee and Bala Lake SAC.

As you are aware it was recently brought to Council Members attention that an investigation into whether the Lower Dee is in fact polluted following a discrepancy with samples taken by both Welsh Water and Severn Trent Water.

Consequently, I would be pleased if the Council would carry out their responsibility to carry out a Screening Exercise if considered necessary by Officers and recommend a planning approval for my client's small residential development.

Should you require any additional information then please do not hesitate to contact me.