

From: brian lewis
Sent: 16 March 2021 08:20
To: Georgia Crawley
Subject: RE: 15/2020/1019 Pen y Ffrith, Llanarmon yn Ial

Hi Georgia

Thank you for the email.

The previous use of Pen y Ffrith was Water and Bird Park, see attached leaflet. My understanding is that the septic tank was enlarged to accommodate visitors to the park. With on average two or Three coach visitors per day. Based on each visitor 15 litres of waste water = 1200 litres per day. The shelter will produce a maximum based on each angler 75 litres of waste water = 1050 litres per day.

From the above I consider that the proposal is exempt as it does not increase the volume or concentration of waste water.

Can you confirm the above information is sufficient for the exemption.

Regards

Brian Lewis

Brian Lewis MCIAT,ACIOB, AAPS

Architectural Services

10 Parc y llan, Llanfair DC, Ruthin, Denbighshire, LL15 2YL

Registered LABC Partner Authority Scheme





WOODLAND WALK

Enjoy a woodland walk to see the fernery, beautifully planted bog garden, in May/June a spectacular display of Bluebells not to be missed.

On your walk you could well be accompanied by our two friendly rheas.

The ravine with its cascading waterfalls set in a tranquil setting.

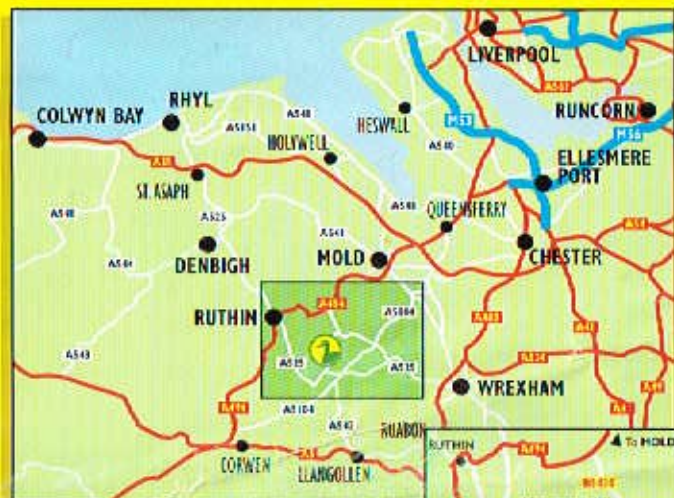


'Enjoy nature... naturally'

How to find us

We are approximately 35 minutes from Chester, an hour from Liverpool/Manchester areas, 40 minutes from Rhyl. On the A494 Mold to Ruthin and the A525 Wrexham to Ruthin, follow the **brown tourist signs** for Pen-y-Ffrith Bird Gardens.

PLEASE NOTE: Satelite navigation does not work for this location.



Opening Times

From 20th March to 30th November
7 days a week 10.30am to 5.30pm

Admission Charges

Adults £6.00

Senior Citizens £5.00

Credit cards NOT accepted

Children £4.00

Family (2 adults, 3 children) £18.00

Tea Rooms • Ample Free Parking
Group Reductions for Schools and Groups of 20+

Evening Tours are available, to book call on:

WATER & BIRD GARDENS

Telephone

01824 780 501

www.pen-y-frithbirdgardens.co.uk

Pen-y-Ffrith, Llandegla Road, Llanarmon-yn-Ial, Nr Mold, Denbighshire CH7 4QX



Adjacent to the park is
Pen-y-Ffrith
Coarse Fishery

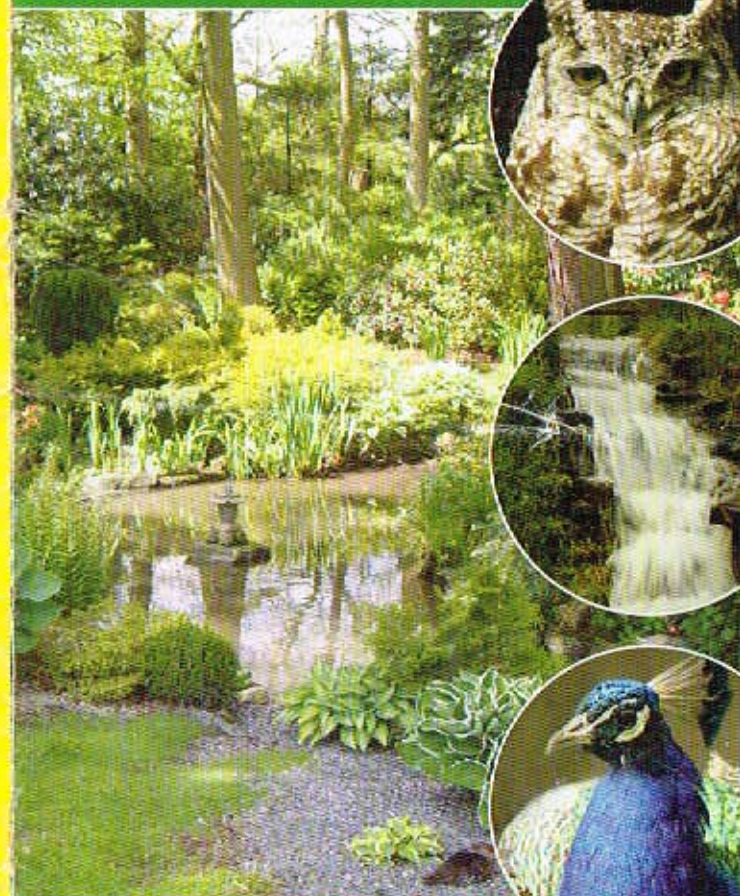


Sorry
NO Dogs



Pen-y-Ffrith WATER & BIRD GARDENS

'Enjoy nature naturally'



'This is a very special place'

One of the best collections of ornamental pheasants and waterfowl in the country.



Pen-y-Ffrith WATER & BIRD GARDENS

*'Enjoy nature...
...naturally'*

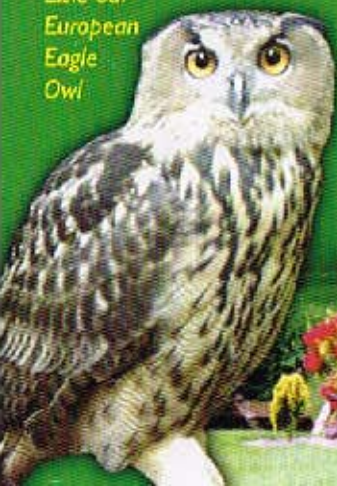
Welcome to Pen-y-Ffrith Water & Bird Gardens.

Home to a superb collection of ornamental waterfowl set in beautiful woodland gardens. We have rhododendrons, azalias and an extensive hosta collection and herbaceous planting.

The house garden with its Japanese influence has pools linked by waterfalls running through the garden.

In the Autumn the trees show their true colours with a variety of tones. The reds of the acers are ablaze of colour. Each season at Pen-y-Ffrith is amazing.

*Elsie our
European
Eagle
Owl*



There is a fantastic array of wild birds, a bird watchers paradise.

All set in 18 acres.

Take a stroll around Swan Lake with Panoramic scenery, wild flower walks with planting to encourage Butterflies, Bees & Insects.

The viewing platform offers you a closer look at varieties of Ducks, Geese and Swans.

Take a lake side seat and enjoy our collection of owls.

See our East
African
Crown Cranes



"Pen-y-Ffrith is privately owned and self financing. It relies upon you enjoying your visit and recommending us to your friends."

From: Georgia Crawley
Sent: 11 February 2021 17:17
To: Brian Lewis
Subject: 15/2020/1019 Pen y Ffrith, Llanarmon yn Ial

Dear Mr Lewis,

I am writing to you with regards to the above named application.

There has been a legislation change as of January 21st in relation to how Local Planning Authorities and Natural Resources Wales assess development impacts on the River Dee SAC in terms of phosphate levels. We have just received the GIS mapping data and it has identified the above application would be within the catchment area so we may need to now re-consult relevant consultees (Natural Resources Wales, Welsh Water and potentially the County Ecologist). They have only just been consulted, therefore, I believe that their comments should cover this, however, I wanted to flag the additional information that they are likely going to request so that you can potentially provide this now?

I attach the guidance we have been provided by Natural Resources Wales. As you will see from the attached interim advice, there are some exceptions, so perhaps if you believe that the scheme would be an exception confirm your justification (in line with one of the below):

- Any development that does not increase the volume or concentration of wastewater;
- Any development which improves existing water quality discharges by reducing the phosphate load of wastewater, or by decreasing the volume of wastewater produced (e.g. by improvements to existing wastewater treatment infrastructure);
- Any development connecting to a public wastewater treatment works where the permit has phosphate conditions in place and the sewerage undertaker has confirmed that there is capacity to treat the additional wastewater and the additional phosphate from the proposed development;
- Private sewage treatment systems discharging domestic wastewater to ground which are located more than 50m from a SAC boundary, and which have a maximum daily discharge rate of less than 2 cubic metres (m³);
- Development to an existing residential property (e.g. extensions) that does not increase the volume of foul drainage (e.g. as a result of increased occupancy).

The proposal seeks to connect to the existing septic tank but increase the use and therefore I believe there is an increased occupancy and it therefore not an exception.

The interim advice asks for the following information to accompany applications that connect to a private sewerage treatment system:

- Confirmation of how foul and surface water will be managed;
- Clear scale plan showing location of proposed private sewage treatment system and discharge location;
- Where a private sewage treatment system is proposed within a sewered area, evidence to justify why a connection to mains sewer is not feasible in line with the requirements published on our website;
- For all other private sewage treatment systems, evidence that Circular 008/2018 (Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants) has been followed;
- For schemes located within 50m of a SAC boundary or which have a daily discharge rate of 2 cubic metres (m³) or more: Confirmation of the volume of wastewater to be discharged, and evidence that demonstrates if and how the level of treatment ensures no likely significant effect on the SAC;
- Where discharges to ground are proposed, provide the results of infiltration testing with calculations to demonstrate that the drainage field size and design is appropriate for the volume of discharge proposed and follows the relevant British Standard.
- It would also be useful to receive, where available, copies of any Natural Resources Wales environmental.

If you could perhaps provide as much information as you have at this point – it will help get the fullest response possible to establish how to proceed.

I am awaiting comments from a number of consultees, so will be in touch in due course with any further queries.

If you want to discuss or clarify any of the above, please do not hesitate to ask. Feel free to call me on the below number.

Many thanks,

Georgia

Georgia Crawley MPlan (Hons) MRTPI

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Swyddog Cynllunio
Planning Officer

Gwasanaethau Cynllunio a Gwarchod y Cyhoedd
Planning and Public Protection Services

Caledfryn, Ffordd y Ffair/ Smithfield Road, Dinbych/Denbigh, LL16 3RJ
Tel/Ffon: 01824 706727

Rydym yn croesawu gohebiaeth yn Gymraeg a ni fydd unrhyw oedi wrth ymateb i ohebiaeth a dderbyniwyd yn Gymraeg.

We welcome correspondence in Welsh and there will be no delay in responding to correspondence received in Welsh.



Coronafirws

Mae'r Cyngor yn ymrwymedig i amddiffyn aelodau o'r cyhoedd a'i staff yn ystod yr argyfwng iechyd cyhoeddus parhaus. Felly, mae staff y Cyngor yn dilyn cyngor y Llywodraeth i weithio o gartref, osgoi teithio di-angen, defnyddio ymbellhau cymdeithasol a, phan fod angen, i hunan-ynysu. Efallai y bydd gofyn i'r Cyngor hefyd adleoli adnoddau er mwyn sicrhau gwydnwch cymunedau Sir Ddinbych yn ystod yr argyfwng hwn.

Fe'ch cynghorir yn garedig y gallai'r mesurau hyn gael effaith ar wasanaethau'r Cyngor, fel prosesu ceisiadau cynllunio a chamau gorfodi. Hoffem ymddiheuro am unrhyw anghyfleustra y gallai hyn ei achosi i chi, a byddem yn ddiolchgar iawn am eich amynedd a'ch dealltwriaeth ar yr adeg yma.

Coronavirus

The Council is committed to protecting members of the public and its staff during the ongoing public health emergency. Accordingly, Council staff are following government advice to work from home, avoid unnecessary travel, employ social distancing and, when necessary, to self-isolate. The Council may also be required to redeploy resources in order to ensure the resilience of Denbighshire's communities during this emergency.

You are kindly advised that these measures may have an impact on Council services such as the planning application process as well as enforcement action. We would like to apologise for any inconvenience this may cause to you, and would be very grateful for your forbearance and understanding at this time.

Dilyn ni ar Twitter: <http://twitter.com/cyngorsDd> - Follow us on Twitter: <http://twitter.com/DenbighshireCC>
Ymwelwch a ni ar-lein ar <http://www.sirddinbych.gov.uk> - Visit us online at <http://www.denbighshire.gov.uk>

Mae'r wybodaeth a gynhwysir yn yr e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag o wedi eu bwriadu yn unig ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Os ydych wedi derbyn yr e-bost hwn drwy gamgymeriad, hysbyswch yr anfonwr ar unwaith os gwelwch yn dda. Mae cynnwys yr e-bost yn cynrychioli barn yr unigolyn(ion) a enwir uchod ac nid yw o angenrheidrwydd yn cynrychioli barn Cyngor Sir Ddinbych. Serch hynny, fel Corff Cyhoeddus, efallai y bydd angen i Gyngor Sir Ddinbych ddatgelu'r e-bost hwn [neu unrhyw ymateb iddo] dan ddarpariaethau deddfwriaethol.

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