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26/03/2021

Annwyl Ms Bingham/Dear Ms Bingham

**BWRIAD/PROPOSAL: PROPOSED DETACHED BUNGALOW - AMENDED DESIGN TO  
EXTANT PLANNING PERMISSION REF DC/2013/00703.**

**LLEOLIAD/LOCATION: TWYN CECIL, LLAN LANE, PENPERLLEN, GOYTRE, USK,  
MONMOUTHSHIRE, NP15 1QD.**

We refer to your consultation dated 15 March 2021. We have no objection to the proposed development as submitted and refer you to standing advice.

We note the application site is within the catchment of the River Usk Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphate levels for all river SACs across Wales. As part of this package, we issued a Planning Position Statement:

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

in which we advised that any proposed development that might increase the amount of phosphate within a river SAC catchment could lead to damaging effects to the SAC. Therefore, 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.

However, recognising the specific nature of the application submitted, Private sewage treatment system discharging domestic wastewater to ground in accordance with BS6297, which is located more than 50m from the SAC, and which has a daily discharge rate of less than 2m<sup>3</sup>>, we are satisfied that it is unlikely to increase the amount or concentration of phosphate discharged directly or indirectly into the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Usk SAC.

**Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir/Yours faithfully

**Andrew Hurst**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales