

Heron Associates

The Old Shop
Kingcoed
Usk
Monmouthshire
NP15 1DS



Date: 19th February 2021

1 St James Mews, Monmouth DM/2021/00069

Replacement of modern casement windows and kitchen door at rear of property. Minor internal alterations.

Statement in respect of phosphate outflow

Context

National Resources Wales have issued a ban on any increase in wastewater output discharging to affected rivers (including the Usk and Wye) where there is no phosphate filtration. The Monmouth Waste Water Treatment (WwTW) plant does not have phosphate filtration.

The following types of development are unlikely to increase phosphate inputs:

- **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).**

Monmouthshire's planning department have stated:

if the planning application cannot evidence that the development proposal would result in phosphate neutrality or betterment the Local Planning Authority would not be able to support the application given the unacceptable impact on the water quality of the rivers which are sensitively designated as 'special areas of conservation' (SACs).

1 St James Mews

St James Mews is on mains drainage discharging to Monmouth's WwTW plant. The proposed development at 1 St James Mews includes a new bathroom at first floor level. However this replaces an existing bathroom at second floor level which is to be removed. Therefore there is no increase in volume or concentration of wastewater and NRW's ban does not apply in this case.

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