Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-261400-P6L8
Eich cyf/Your ref: P/2024/1261

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 08 August 2024

Dear Sir/Madam,

PROPOSAL: CHANGE OF USE FROM AGRICULTURAL AND SITING OF FOUR GLAMPING CABINS (PARTLY IN RETROSPECT)

LOCATION: LAND OFF, LLEWELYN ROAD, VRON, TANYFRON, WREXHAM, LL11 3LG

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 26 July 2024.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Sites
Foul Drainage
In line with our *Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation (28 June 2024)*, under the Habitats Regulations, you must consider the impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site.

You can refer to our Advice for further information on Habitats Regulations Assessment. We have specific guidance in the sections titled '*Will separator (compost) toilets increase nutrient discharges to SAC rivers?* '

Should you conclude that the proposals would be likely to increase the volume of foul discharge from the site (thereby increasing the amount of nutrients discharged from the site), an Appropriate Assessment should be carried out by the Competent Authority under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Flood Risk
Our Flood Risk Map confirms the site includes a small area of Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood

Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Rivers.

Given the limited extent of flood risk shown to be affecting the application site (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas. It should be noted that the vulnerable elements of the site abut the DAM maps and FMfP and any future development, structural or otherwise should be excluded from the flood zones.

Surface water and ordinary watercourses
The Lead Local Flood Authority (as cited in the Flood and Water Management Act 2010) is normally the appropriate body to provide advice on existing surface water flood risk and the management of surface water drainage from new developments. Or any works affecting an ordinary watercourse which may require an Ordinary Watercourse Consent

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.

Yours faithfully

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

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.