Elis Roberts

From: planning_admin
Sent: 19 August 2024 08:08
To: Elis Roberts
Subject: FW: P/2024/1206 - 45 BELLEVUE COURT, WREXHAM, LL13 7LY (Minor) - NRW Response NRW:08543708

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 16 August 2024 16:30
To: planning_admin <planning_admin@wrexham.gov.uk>
Subject: P/2024/1206 - 45 BELLEVUE COURT, WREXHAM, LL13 7LY (Minor) - NRW Response NRW:08543708

Dear Sir / Madam,

We refer to your consultation dated 31 July 2024.

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

Protected Sites and Foul Drainage
We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). 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, Planning Authorities 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 in planning terms.

We note the application, as submitted, proposes a change of use from a hair salon to a 1 bedroomed apartment. We refer you to our Advice and the section titled '*What does this mean for development proposals involving connection to public wastewater treatment works?*'

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the 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.

Kind Regards
Rachel Burke

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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.