Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-264935-Z2C2
Eich cyf/Your ref: P/2024/1386

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 15 October 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: AMNEWID PLOT I DDATBLYGIAD CYMERADWY P/2007/0686 (NEWID Y MATHAU O DAI A GYMERADWYWYD A FFYRDD AR Y SAFLE) / PLOT SUBSTITUTION TO APPROVED DEVELOPMENT P/2007/0686 (ALTERATIONS OF APPROVED HOUSE TYPES AND ONSITE CARRIAGEWAYS)

LLEOLIAD/LOCATION: LAND AT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 23 September 2024.

We have concerns with the application as submitted. To overcome these concerns, further consideration is required regarding foul drainage. Further details are provided below.

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.

This application for alterations of house types and onsite carriageways, including an additional 3 units, proposes connection of foul water to the mains sewer. We note that Document 13 within the Pre-Application Consultation Report (Andrews, D., Plots 79 – 226 Manor Gardens Development, Rhostyllen, undated) advises: "*As the development already benefits from an approval of 223 units the increase to 226 units we believe will have a minimal affect on the SAC*." Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, we are satisfied that our concerns can be overcome by your Authority following our Advice specifically the

section titled '*What does this mean for development proposals involving connection to public wastewater treatment works?*'

We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

Protected Species

We note the ecology report (Knight, T., Preliminary Ecological Appraisal, Reference C399/1.0, Marches Ecology) is dated 09/07/2019. We do not consider that these current proposals will have a material impact on protected species. However, we advise that you discuss the ecology report with your Authority's ecologist in order to determine whether an updated survey is required to support the application.

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,

Rachael Burke
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.