Ein cyf/Our ref: CAS-267470-Y9K9
Eich cyf/Your ref: P/2024/1310

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 13 November 2024

Dear Sir/Madam,

PROPOSAL: CHANGE OF USE OF ANCILLARY BUILDING TO ANNEXE

LOCATION: BRON OFFA, BRACKEN COURT, COEDPOETH

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) on the amended proposal description for the above, which we received on 31 October 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 an annexe (and your Authority confirmed by email on 12 November 2024 that the application is now "*effectively no different to an extension*"). You may wish to consider whether this development proposal would result in the creation of independent living accommodation, a separate planning unit or whether the use can no longer said to be ancillary to the main residence. In this respect, we refer you to our Advice and the section titled '*What does this mean for domestic extensions*?'

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.

Protected Species

We note that the original bat report submitted in support of the above application (Clwydian Ecology Protected Species Survey, 8 February 2022) stated that "*there are some features which could be used by bats*". However, we note that the subsequent bat activity survey and report (Clwydian Ecology Bat Activity Survey, 11 July 2024) has concluded that bats are not using the application site. We therefore have no comments to make on the application as submitted in relation to protected species.

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,

Tristan Williams
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.