Ellie Jones

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 26 November 2024 09:01
To: planning_admin
Subject: P/2024/1558 - 34 WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE (Minor) - NRW Response NRW:01952343

Follow Up Flag: Follow up
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Dear Planning,

We refer to your consultation dated 20.11.2024. We have no objection to the proposed development as submitted and provide the following advice.

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.

However, recognising the specific nature of the application submitted for a change of use from hairdressers to laundrette we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Dee and SAC in relation to nutrient inputs.

Kind Regards
Sara Thomas
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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.