Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-268650-K2T4
Eich cyf/Your ref: P/2024/1542

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 12 December 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: AMRYWIO AMOD 3 CANIATÂD CYNLLUNIO P/2020/0100 I ADDASU CYFNOD DEILIADAETH / VARIATION OF CONDITION 3 OF PLANNING PERMISSION P/2020/0100 TO AMEND OCCUPANCY PERIOD

LLEOLIAD/LOCATION: LAND TO THE NORTH OF HANMER ARMS, HANMER, WHITCHURCH, WREXHAM, SY13 3DE

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 15 December 2024.

We have no objection to the variation of condition 3 and provide the following advice.

Condition 3

Midland Meres and Mosses (Phase 2) Ramsar site and Hanmer Mere Site of Special Scientific Interest (SSSI)

Part of the application site lies within the Hanmer Mere Site of Special Scientific Interest (SSSI) and the Midland Meres and Mosses (Phase 2) Ramsar site.

Since the original planning permission for this development was granted, we note that Planning Policy Wales (PPW) (Edition 12, dated February 2024) has been published. We would therefore remind you of the policy position on the protection of SSSIs now set out in PPW (sections 6.4.25 - 6.4.27).

It is our opinion that the proposal is not necessary for the management of the SSSI. However, on the basis your Authority concludes the proposal is justifiable, we note that no works are proposed within the SSSI boundary according to the Supporting Statement (Hanmer Touring Park, prepared by Richard Lee Project Planning, 21/10/2024) and therefore we have no concerns to raise regarding this matter.

River Dee and Bala Lake Special Area of Conservation (SAC)

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 this is an application to vary condition 3 from planning permission P/2020/0100. As such, even though the development proposed was judged to be acceptable in principle when the original permission was granted, that decision predates the publication of our river SAC Advice. We therefore advise that you will need to consider the implications of this as part of your determination of this application. For further information, please refer to our Advice.

Ultimately, it is for your Authority to consider to what extent the above is a material consideration in the context of the current application. If you determine that NRW's Advice is a material consideration to this application, then you will need to consider the Habitats Regulations and screen the proposal accordingly.

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.