Ein cyf/Our ref: CAS-271277-M9S8
Eich cyf/Your ref: P/2024/1665

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 07 January 2025

Dear Sir/Madam,

**PROPOSAL: CONVERSION OF BARN TO HOLIDAY LET, CONVERSION OF OUTBUILDING TO OFFICE, ALTERATIONS TO FARMHOUSE INCLUDING SINGLE STOREY SIDE EXTENSION, REPLACEMENT WINDOWS, ALTERATIONS TO STEEL FRAME BUILDING, CONSTRUCTION OF NEW GARAGE AND ACCESS AND INSTALLATION OF TREATMENT PLANT**

**LOCATION: PONT Y MEIBION, TREGEIRIOG, LLANGOLLEN, LL20 7HS**

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

**We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.**

**Protected Sites**

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

*Foul Drainage*

We note the application site is within the catchment of the River Dee and Bala Lake 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 from the information submitted that the development has the potential to increase the amount of nutrients being discharged from the site. As such, we refer you to our Advice and advise you to seek further information from the applicant, as identified in the section titled *'What does this mean for development proposals involving private sewage treatment systems'* of that Advice.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. 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.

*Construction impacts*

The application is located 125m away from the River Dee and Bala Lake SAC.

From the information provided, we consider that the construction phase of the proposal is not likely to have a significant effect on the SAC due to the nature of the proposed development and lack of potential impact pathways to the protected site.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

**Site of Special Scientific Interest (SSSI)**

NRW consider the proposals have the potential to impact upon the River Dee SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded

**Protected Species**

We note that the ecological assessment submitted in support of the above application (Susan Worsfold, (02/12/2024) Ref: PON 290724 Ecological Impact Assessment) has identified that bats are not using the application site. However, we note a number of otter records within the area and advise that you liaise with your Authority's ecologist regarding the need for any further consideration of this 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,

**Ruth Prichard**
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.