Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-272461-Y3J1
Eich cyf/Your ref: P/2025/0011

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 05 February 2025

Dear Jenni Perkins,

BWRIAD/PROPOSAL: DEMOLITION OF CHURCH AND CHANGE OF USE TO FORM CAR SALES BUSINESS FOR UP TO 22 CARS AND INSTALLATION OF SINGLE STOREY OFFICE AND TOILET UNIT

LLEOLIAD/LOCATION: Saint Davids Church, Broad Street, Rhosllanerchrugog, Wrexham, LL14 1RD

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 15 January 2025.

We have no objection to the proposed development as submitted and provide the following advice.

Foul Drainage and Protected Sites

We note the application site is within the catchment of the River Deeand 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.

Your Authority has advised that there would not be a significant increase in phosphates inputs as both employees and customers are likely to be from the local area / catchment and it is also unlikely to generate a significant increase when compared to the former use as a church. We are therefore 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 Bala Lake SAC in relation to nutrient inputs.

Protected Species

We note that the Preliminary Roost Assessment and Emergence Survey (Enfys Ecology, 30th May 2024) submitted in support of the above application has identified that bats are not using the application site. We therefore have no comments to make on 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,

Gareth Thomas
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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.