Ein cyf/Our ref: CAS-273594-R2X9
Eich cyf/Your ref: P/2025/0044

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 17 February 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CODI YSGUBOR AT DDIBENION AMAETHYDDOL (STORIO) A NEWID DEFNYDD TIR I GWRTIL PRESWYL I DDARPARU MYNEDIAD CERBYDAU NEWYDD I WASANAETHU'R YSGUBOR A'R ANNEDD / ERECTION OF BARN FOR AGRICULTURAL PURPOSES (STORAGE) AND CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE TO PROVIDE REPLACEMENT VEHICULAR ACCESS TO SERVE THE BARN AND DWELLING

LLEOLIAD/LOCATION: HAFRYN, OLD ROAD, BWLCHGWYN, WREXHAM, LL11 5UH

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 29 January 2025.

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

Protected Sites

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 understand this proposal is to construct an agricultural storage shed. Our advice is based on the structure not being used to accommodate an increase in stock number on the farm.

We advise that the applicant follows the Code of Good Agricultural Practice guidance

The application as submitted is unlikely to increase the amount of nutrients entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Site of Special Scientific Interest (SSSI)

We have considered the information in support of the above application. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Ruabon / Llantysilio Mountains and Minera SSSI is of special interest.

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.