Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-274454-B4Q2
Eich cyf/Your ref: P/2025/0096

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 17 February 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: TRAWSNEWID ADEILAD AMAETHYDDOL I ANNEDD / CONVERSION OF AGRICULTURAL BUILDING TO DWELLING**

**LLEOLIAD/LOCATION: Top House Farm, Big Arrowry, Hanmer, Wrexham, SY13 3EJ**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 10 February 2025.

**We have concerns with the application as submitted. To overcome these concerns, further consideration is required regarding foul drainage. Further details are provided below.**

**Protected Sites**

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

The proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. The majority of the River Dee catchment in Wales is currently failing to meet water quality targets for phosphorus. The nutrient impacts of new connections need to be considered on a case-by-case basis within the Habitats Regulations Assessment process. Whilst NRW permitting service has completed a Review of Water Company Discharge Permits we are currently undertaking further data analysis for the River Dee following a number of enquiries and questions from stakeholders and several ongoing Appeals. We will be able to provide further advice to your Authority once we have concluded the review.

Midland Meres & Mosses Phase 2 (Wales) Ramsar site

The application site is located within 227m of Midland Meres & Mosses Phase 2 (Wales) Ramsar site. From the information provided, we consider that the proposal is not likely to have a significant effect on the Ramsar 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.

Hanmer Mere Site of Special Scientific Interest (SSSI)

The application site is located within 227m of Hanmer Mere SSSI. We have considered the information submitted 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 Hanmer Mere SSSI is of special interest. Modifications to the scheme as currently proposed may affect our view and may merit a further consultation with us.

**Protected Species**

We note that the updated bat report submitted in support of the above application (Arbor Vitae, Preliminary Ecological Appraisal, August 2024) has identified that protected species are not using the application site. Therefore we have no comments to make on the application as submitted in relation to 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.

Yn gywir / Yours faithfully,

**Rachael Burke**
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.