Ein cyf/Our ref: CAS-274758-T6Y7
Eich cyf/Your ref: P/2024/1470

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 26 February 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF AGRICULTURAL BUILDING - SLURRY STORE

LLEOLIAD/LOCATION: ASNEY PARK FARM, ERBISTOCK, WREXHAM, LL13 0DS (Minor)

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information regarding the above, which we received on 14 February 2025.

We continue to 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 pollution of controlled waters. If this information is not provided, we would object to this planning application. Further details are provided below.

Pollution of controlled waters

The slurry tank must be designed and built to the standards of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 (the storage requirements for slurry came into force on 1 August 2024).

We have reviewed the additional supporting information (email to Sharon Holman, dated 13/02/2025). Based on this information, we have calculated the following storage requirements:

- 185 cows producing slurry: 1481m^3
- Parlour washings (30 litres per cow): 838m^3
- Yard area collection (3484m^2): 1230m^3
- Clamps: 346m^3

Total required storage: **3895m^3**

The existing storage capacity is **1597m³** (after deducting freeboard and rainfall). This includes measurements from both the existing concrete and earth bank stores,

The new storage tank. would add **1965.66m³** of capacity (after deducting freeboard and rainfall), giving a total storage capacity of **3562.66m³.**

This results in a shortfall of **332.34m**^{3}, meaning the farm would not have the required storage capacity. Therefore, the current proposal does not meet the necessary storage requirements and is not compliant with the regulations. We therefore advise that an amended proposal is submitted that demonstrates compliance with the regulations.

Flood Risk

Our Flood Risk Map confirms the application site lies in Zone B of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2: Rivers.

Given the scale and/or nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development.

We refer the applicant to our website for further advice and guidance. Additional guidance including the leaflet "Prepare your Property for flooding" can be found here.

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which can be found here.

Protected Sites

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 refer you in particular to the section of our Advice titled '*What does this mean for agricultural developments?*'

We note from the information submitted that the proposal is not to accommodate an increase in stock on the farm. However, please see our comments above in the 'Pollution of Controlled Waters' section.

In consideration of the above, provided that you are able to conclude that the development is not likely to have a significant effect on the SAC, we have no objection to the proposal regarding protected sites. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, 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.

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,

Rhys Jones
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.