Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-275489-T0M4
Eich cyf/Your ref: P/2025/0129

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 12 March 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: **PART CONVERSION OF REDUNDANT AGRICULTURAL BUILDING TO DWELLING**

LLEOLIAD/LOCATION: **BOWLING BANK FARM, MULSFORD ROAD, WORTHENBURY, WREXHAM, LL13 0AW**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 25 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 – Foul Drainage

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 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 a new septic tank is to be installed to provide foul drainage for the conversion of part of the barn to a five-bedroom dwelling. As such, we refer you to our Advice. We note that information has already been submitted in respect of how foul water will be managed, including a scaled plan showing the location of the proposed package treatment plant and discharge location. However, as the proposed discharge is to a watercourse and not to ground we advise you to give further consideration to 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.

Protected Species

We note that the bat report submitted in support of the above application (Preliminary Bat Roost Assessment Report for barn at Bowling Bank Farm, Worthenbury by Leigh Ecology Ltd., dated 10.02.2025) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted regarding protected species and advise that you liaise with your own Authority's ecologist.

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,

Sara Thomas
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.