Ein cyf/Our ref: CAS-276450-Y9V5
Eich cyf/Your ref: P/2024/1092

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 13 March 2025

Dear Sir/Madam,

PROPOSAL: TWO STOREY SIDE EXTENSION

LOCATION: WHITE ROSE COTTAGE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 11 March 2025.

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

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 the application, as submitted, proposes a domestic extension, i.e. an extension to a dwelling house comprising a single household. We refer you to our Advice and the section titled '*What does this mean for domestic extensions*?'

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC.

Protected Species

We note Protected Species Survey (Clwydian Ecology (10th March 2025)) submitted in support of the above application has identified that no bats are not using the application site.

We therefore have no further comments to make on 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.

Yours faithfully,

Ruth Prichard
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.