

Ein cyf/Our ref: CAS-253782-D8Y0
Eich cyf/Your ref: P/2024/0222

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 16 May 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: Codi uned amaethyddol gydag adran stabl cysylltiedig/
Erection of agricultural unit with ancillary stabling section.**

LLEOLIAD/LOCATION: Land Off, Brymbo Road, Bwlchgwyn, Wrexham, LL11 5TY

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 15 April 2024.

We 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 protected sites. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites

Phosphorus

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus 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 that the shed is to facilitate an increase in stock numbers on the holding. In the absence of detailed information relating to the management of the slurry from the development, it is not clear how slurry will be prevented from entering the SAC and/or whether there is potential to increase the amount of phosphorus within the designated site.

Therefore, we advise that your Authority should seek further information from the applicant regarding the following,

Organic Manure management plan

Full details on how organic manure produced will be stored and used will be required.

- i. Any slurry/manure produced should be stored and used in compliance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, [Natural Resources Wales / How to use manures and slurries appropriately](#) and [Code of Good Agricultural Practice guidance](#).
- ii. There are a number of templates available, however, the applicant should include:
 - Details on the volume of organic manure / slurry as defined under Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 (including dirty water) which is to be produced. Please supply details of livestock kept on holding including type, and age before and after development.
 - Confirmation how the manure will be stored, to include the location and design to the comply with the construction and capacity requirements of the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.
 - Calculation of total nitrogen and phosphorus produced from the proposed unit and all other sources of nutrient imported or produced on the holding.
 - Details of the area of land available to spread organic manures and slurry
 - Calculation of nutrient loading (nitrogen and phosphorus) per hectare of land used for spreading.
 - Details of how nutrients will be used by the holding for agricultural benefit in compliance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, [Natural Resources Wales / How to use manures and slurries appropriately](#) and [Code of Good Agricultural Practice guidance](#)
 - A risk map as required Under the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 for anyone who intends to spread organic manure on the holding must produce and maintain a risk map. This should include boreholes, wells, lakes, rivers, other water bodies, and it may be helpful to include adjacent designated sites, and other sensitive receptors. Sites suitable for field heaps should be marked if manure is to be stored in temporary field heaps.

These documents should be prepared or reviewed by a suitably qualified FACTS (Fertiliser Advisor Certification and Training Scheme) advisor.

The structure must be located, designed and built by a suitably qualified engineer to meet the standards set in the Water Resources (Control of Agricultural Pollution)(Wales) Regulations 2021 and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading). If built to these standards the application as submitted is unlikely to increase the amount of phosphorus entering the catchment.

Should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Ammonia

Agricultural units have the potential to impact protected sites through ammonia emissions (ammonia).

Further information should be submitted to support the application and the applicant is advised to follow our standing advice at [Natural Resources Wales / Ammonia assessments](#).

Assessment of the air quality impact a proposal may have on the National Site Network and Sites of Special Scientific Interest (SSSI) is required within a screening distance determined by the nature and scale of the development. The need for a screening assessment, rather than detailed modelling assessment initially, is determined by the background level concentrations.

We advise a comprehensive SCAIL agriculture screening report is submitted which includes:

- screenshots of all inputs
- the list of protected sites included in the screening assessment, and
- a results page for each protected site included in the screening.

We advise that a comparison assessment is presented that determines the difference between the existing and proposed scenario. Please be advised the SCAIL screening report should include all ammonia sources across the whole farm, i.e. housing, yards, nutrient stores, and spreading for existing and proposed scenarios.

Your Authority should also consider semi-natural habitats such as those protected under local designation types and the ancient woodland inventory. Our advice to planning authorities considering proposals affecting ancient woodland can be found [here](#). As you are aware, if we are consulted on proposals where ancient woodland is a constraint, we will not provide bespoke advice, except where the ancient woodland is a feature of a designated site.

Protected Species

We note that the ecological report submitted in support of the above application (Preliminary Ecological Appraisal: Land North of Brymbo Road Bwlchgwyn Wrexham LL11 5TY Report Reference: PEA BJ24-045.1 Dated: 4th April 2024) has identified that protected species were not present at the application site. We therefore have no comments to make on the application as submitted, 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

Rhys Jones

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.