Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-277345-K2Q5
Eich cyf/Your ref: P/2025/0258

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 04 April 2025

Dear Sir/Madam,

PROPOSAL: REMOVAL OF CONDITION 2 AND VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2010/0310 TO AMEND WORDING OF CONDITION

LOCATION: 30 RUABON ROAD, WREXHAM, LL13 7PH

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 March 2025.

We note this is an application to discharge conditions 1 and 2 from planning permission P/2010/0310.

Condition 1 and 2

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.

As such, even though the development proposed was judged to be acceptable in principle when the original permission was granted, that decision predates the further data analysis being undertaken for the River Dee.

Ultimately, it is for your Authority to consider, at the time of determination, as to what extent any new information is a material consideration in the context of the current application and whether an updated Habitat Regulations Assessment (HRA) may need to be carried out in respect of the project.

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.