Ein cyf/Our ref: CAS-279396-K9W6
Eich cyf/Your ref: P/2025/0347

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 02 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: **NEWID DEFNYDD TIR O DIR AMAETHYDDOL I GAE SIPSIWN / TEITHWYR UN TEULU, NEWIDIADAU I FYNEDIAD I GERBYDAU / CHANGE OF USE OF LAND FROM AGRICULTURAL LAND TO A SINGLE-FAMILY GYPSY / TRAVELLER PITCH, ALTERATIONS TO VEHICULAR ACCESS**

LLEOLIAD/LOCATION: **LAND AT PENTRE FRON ROAD, PENTRE FRON ROAD, COEDPOETH, WREXHAM, LL11 3BU**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 23 April 2025.

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 foul drainage. If this information is not provided, we would object to this planning application. 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 package treatment plant is to be installed to provide foul drainage for the proposed development and therefore the development has

the potential to increase the amount of nutrients being discharged from the site. As such, we refer you to our Advice and advise you to seek further information from the applicant.

We note that information has already been submitted in respect of how foul wastewater will be managed, including a clear scale plan showing the location of the proposed private sewage treatment system and discharge location. However, we advise you to seek further information as identified in the section of our Advice titled *'What does this mean for development proposals involving private sewage treatment systems'*. In particular, we advise that further information is provided in relation to the results of infiltration testing with calculations to demonstrate that the drainage field size and design is appropriate for the volume of discharge proposed and follows the relevant British Standard.

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 information submitted in support of the above application (Ecological Impact Assessment for Pentre Fron Road, Coedpoeth, by Susan Worsfold, dated 07.01.25) has identified that impacts on protected species are unlikely but bats are likely to be using the application site for commuting and foraging.

We therefore recommend that you discuss the need to secure any further mitigation/avoidance measures with your Authority's ecological advisor.

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.