Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-277311-B7X0

Mr Carl Hughes
c/o carl@hdsarchitectural.co.uk
HDS Architectural Services
The Foundry
15 Yorke Street
Wrexham
LL13 8LW

Dyddiad/Date: 01 April 2025

Annwyl Syr/Madam/Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

BWRIAD/PROPOSAL: Conversion of existing commercial building and outbuildings into 16 No. one and two bedroom apartments and all associated external works

LLEOLIAD/LOCATION: Wheatsheaf Workshops, 19 High St, Rhosymedre, Cefn-mawr, Wrexham, LL14 3YE

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 21 March 2025.

We have concerns with the application as submitted. To overcome these concerns, further consideration is required by the Local Authority regarding foul drainage. Further details are provided below.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). Under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

This application proposes connection of foul water to the mains sewer. Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for the Planning Authority to determine.

We therefore advise you to discuss the application with Wrexham County Borough Council as they will need to consider whether the development is likely to have a significant effect on the SAC. Should they determine that an Appropriate Assessment is required, you

will then need to submit whatever evidence they deem appropriate to demonstrate no adverse effect on site integrity.

Protected Species

We have reviewed the following ecological reports submitted in support of this Statutory Pre-Application Consultation:

- Preliminary Roost Assessment, Arbtech Consulting Ltd, dated 304/08/24
- Bat Emergence and Re-Entry Surveys, Arbtech Consulting Ltd, dated 30/08/24

We note that no bats were observed emerging from either of the buildings (B1 and B2) during the emergence survey and that no limitations were identified by the surveyors.

We therefore have no comments to make on the application as submitted in relation to protected species. However, we note from the ecological reports that the bat surveys were undertaken by an ecologist holding a Natural England bat licence. Bat surveys should be undertaken by appropriately experienced ecologists holding a valid bat licence for work in Wales

Historic Landfill

The proposal site is located approximately 196m from a historic landfill site. The Environment Agency provided the Local Authority with Historic Landfill data in 2007. You may wish to consult the Local Authority's Environmental Health department with regard to this aspect.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

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.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.