Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-279493-W4H7
Eich cyf/Your ref: P/2025/0297

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 09 May 2025

Dear Sir/Madam,

PROPOSAL: VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2024/0272 TO AMEND APPROVED PLANS - DRAINAGE

LOCATION: FRON DEG, FRON DEG, GLYN CEIRIOG, LLANGOLLEN, LL20 7NW

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

We have no objection to the variation of condition 2 for the above proposal.

Protected Sites

Special Area of Conservation River Dee and Bala Lake

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 this is an application to vary condition 2 of planning permission P/2024/0272. As such, even though the development proposed was judged to be acceptable in principle when the original permission was granted, that decision predates the publication of our river SAC Advice. We therefore advise that you will need to consider the implications of this as part of your determination of this application. For further information, please refer to our Advice.

We note from the information submitted that a private sewage treatment system discharging domestic wastewater to ground is proposed and that the proposed discharge is less than 2m3. The applicant has also submitted percolation calculations showing results a percolation value (Vp) 51.2 BS6297 Design and Installation of drainage fields details that the Vp is to be

between 15- 100, indicating suitable ground conditions. The site also lies more than 40 metres from the nearest watercourse and more than 50m from a SAC boundary. The site also lies more than 30m from a mains sewer.

Ultimately, it is for your Authority to consider to what extent the above is a material consideration in the context of the current application. If you determine that NRW's Advice is a material consideration to this application, then you will need to consider the Habitats Regulations and screen the proposal accordingly.

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.