

Louise Phillips

From: Williams, Sion M. <Sion.M.Williams@cyfoethnaturiolcymru.gov.uk>
Sent: 02 August 2022 14:43
To: planning_admin
Cc: Matthew Phillips
Subject: Re-consultations following updated Planning Advice (July 2022) phosphorus sensitive river SACs

Good afternoon Matthew,

Thank you for the meeting regarding the re-consultations this morning. As discussed, please see below our responses to the re-consultations:

Euro Garages Ltd (P/2021/1056), James Jones and Sons Pallets and Packaging Ltd (P/2022/0609) and Land on Oak Road (P/2021/0806):

Our previous comments for the above applications remain valid and we have no further comments.

Land at Chirk Park (P/2021/0249), A N Haulage Yard (P/2021/0744):

Our previous comments for the above applications remain valid. We advise that you seek further information from the applicant with regards to the drainage arrangements for the development.

Land to the Rear of 120 Rhosnesni Lane (P/2022/0181), The Old Post Office (P/2021/0874), Land west of Wrexham Golf Club (P/2021/0551), Land at Gutter Hill (P/2020/0389), Land next to unit 33 Abenbury Way (P/2022/0411), 28 Lord Street (P/2022/0380), Site of Wynnstay Technology Park (P/2022/0306), The Bridgeway Centre (P/2022/0065), Land east of Bryn Lane (P/2022/0017), Village Bakery Ltd (P/2021/1189), Land east of Heritage Way (P/2021/0974):

Our previous comments for the above applications remain valid. We advise these developments have the potential to increase the amount of phosphorus being discharged from these sites. As such we advise your Authority should seek further information from the applicant and/or your Authority should consider whether these employment developments would be utilised by a local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment. Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed developments will not result in a significant effect on the SAC.

Please do not hesitate to contact me should you wish to discuss further.

Kind regards,

Siôn M. Williams
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales
Swyddfa / Office: Maes y Ffynnon, Bangor, Gwynedd

Siaradwr Cymraeg

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