Ein cyf/Our ref: CAS-280407-S7T1
Eich cyf/Your ref: P/2025/0163

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 20 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF STORAGE BUILDING ANCILLARY TO HAULAGE YARD

LLEOLIAD/LOCATION: LLOYD WATSON HAULAGE LTD, THE BOUNDARY GARAGE, ELLESMERE ROAD, BRONINGTON, WHITCHURCH, SY13 3HD

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 07 May 2025.

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

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.

This application for the erection of a storage building does not propose any foul water disposal. However, we note the proposed development will require the employment of 2 employees (as per the application form) and, as per the drainage statement, foul drainage facilities elsewhere onsite will be used. The applicant has confirmed (via email from your Authority dated 08/05/2025) that the existing foul drainage facility is a septic tank with adequate capacity. We have no record of a registered exemption/permit at this site and would advise the applicant provides your Authority with the relevant exemption reference number to inform your Authority's Habitats Regulations Assessment (HRA).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, we are satisfied that our concerns can be overcome by your Authority following our Advice specifically the section titled '*Can additional wastewater be discharged to existing private sewage treatment systems?*'

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.

Pollution Prevention

We note the presence of a drain to the western boundary of the site and submission of a Construction Environmental Management Plan (CEMP) (by JPJ Design, undated). We advise that the following pollution prevention measures should be included within the CEMP.

During the construction phase precaution should be taken to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website.

Protected Species

We note the Ecology Report submitted with the application (Ecology Assessment and Biodiversity Net Gain Recommendations, Proposed Storage Building by Ward, K., 4th January, year undated) identifies that there is no evidence of protected species at the proposed site. We therefore have no comments to make on the application as submitted and advise that you liaise with your Authority's ecologist regarding the recommended practices.

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,

Pauline Gallagher Brown
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.