

Ein cyf/Our ref: CAS-252342-J7N0
Eich cyf/Your ref: P/2024/0189

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 08 April 2024

Dear Sir/Madam,

PROPOSAL: CONVERSION OF COMMERCIAL UNIT TO 1 NO APARTMENT AND FIRST FLOOR EXTENSION TO CREATE 2 ADDITIONAL RESIDENTIAL UNITS AND STORAGE FACILITY

LOCATION: 24 Maes Isaf, Johnstown, Wrexham, LL14 1UU

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 25 March 2024.

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 and protected sites. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

We note the application site is within the catchment of the River Dee and Bala Lake SAC. As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus 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.

This application for two additional residential units proposes connection of foul water to the mains sewer. However, no information has been provided to confirm whether Dŵr Cymru Welsh Water can accept the foul flows from the proposed development. We refer you to our Planning Advice and the information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works'.

Your Authority will need 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. You should then consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

Johnstown Newt Sites SAC

The application is located within 300m of the Johnstown Newt Sites SAC. The application site is within a 'buffer zone' as defined by Wrexham County Borough Council (WCBC) Local Planning Guidance 'Great Crested Newt Mitigation Requirements - Johnstown Newt Site SAC and the Wider Countryside'. This site supports a nationally important population of great crested newt (GCN). We therefore advise that the proposal may have implications for the SAC.

WCBC must not normally agree to any plan or project unless they are satisfied beyond reasonable scientific doubt that it will not adversely affect the integrity of a SAC. Without prejudice to your assessment, we consider that mitigation proposals are in this case likely to be required for the purposes of addressing indirect impacts on the SAC, including those associated with potential in-combination increases in recreational pressures and disturbance/predation of wildlife.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, an appropriate assessment must be made of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Site of Special Scientific Interest

NRW consider the proposals have the potential to impact upon the Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI). Providing the impact pathways referenced above for the Johnstown Newt Sites SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded.

Protected Species

Please see our advice in relation to GCN above. No ecological information has been submitted in support of this application. We recommend you seek the advice of your Authority's ecologist about the requirement for further information to be submitted in support of the application, and to scope the need for bespoke surveys, where required

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,

Tristan Williams

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.