

Ein cyf/Our ref: CAS-250130-C4Q6
Eich cyf/Your ref: P/2024/0089

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 12 March 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Gosod trac fferm (ol-weithredol) / Installation of farm track
(in retrospect)

LLEOLIAD/LOCATION: Land East Of Berthengron Farm, Berthengron, Sontley,
Wrexham, LL13 0UU

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 26 February 2024.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes less vulnerable development (an agricultural track). Our Flood Risk Map confirms the site to be partly within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and partially falls into Flood Zone 3 (Rivers).

No information has been submitted in relation to the ground levels before or after the development was undertaken. The raising of ground levels may have an impact on out of bank flood flows, with potential to affect nearby residential properties. We therefore advise that the LPA considers whether to seek further information from the applicant in relation to ground levels at the application site.

Protected Sites

Site of Special Scientific Interest

The upgraded track crosses Gefeiliau Brook, a watercourse that is hydrologically connected to Sontley Marsh SSSI (125m downstream), via an existing culvert.

We have considered the Design and Access Statement submitted in support of the above application. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Sontley Marsh SSSI is of special interest.

However, we advise that the applicant adheres to standard pollution prevention measures during any further construction/maintenance work to the track ([GPP 5: Works and maintenance in or near water | NetRegs](#))

Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (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.

However, the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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,

Sara Thomas

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.