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LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

04/05/2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DEMOLITION OF REAR 20TH CENTURY EXTENSIONS TO PUBLIC HOUSE, PARTIAL REBUILD AND REFURBISHMENT OF BUILDING AND CONVERSION TO TWO DWELLINGS AND ERECTION OF 3 NEW DWELLINGS.

LLEOLIAD / LOCATION: THE DYMOCK ARMS, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LS

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 28.04.2023.

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

Protected Sites – 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 (July 2022), 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.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant. We advise you to seek further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works'.

We note from the submitted revised drainage plans that it is the intention connect to a package treatment plant with a phosphorus reduction kit prior to discharging into the main foul sewer. Please note that chemical pre-treatment to reduce phosphorus in wastewater discharging to a public sewer may adversely affect the hydraulic and biological performance of the wider sewer system and treatment works. In the first instance Planning Authorities / developers should seek advice from the water company for any such proposals.

Should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected Species

We note that the bat report submitted in support of the above application (Preliminary Ecological Appraisal and Preliminary Roost Assessment for Dymock Arms, Penley by Arbtech dated 29.09.2022) has identified that bats were unlikely to be using the application site. We therefore have no comments to make on the application as submitted and advise that you liaise with your own Authority's ecologist.

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