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Wrexham County Borough Council,
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ebost/email:
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05/04/2023

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 consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 17.03.2023.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, further consideration is required regarding foul drainage. 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.

This application for the conversion of the public house to two dwellings and erection of 3 new dwellings proposes connection of foul water to the mains sewer. The information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' has been submitted with the application.

While we note the additional information provided by the applicants in relation to existing and proposed foul flows from the site (email dated 06.01.2023 to the case officer) an email from the planning case officer (received 22.03.2023) notes the LPA's opinion that the use of

the site as a public house has ceased due to the time the building has not been in use and its derelict state and therefore any new development on the site would lead to an increase in foul flows being discharged from the site.

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.

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