

Ein cyf/Our Ref: CAS-221315-F2F2
Eich cyf/Your Ref: P/2023/0364

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

Dyddiad/Date: 14 July 2023

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD/PROPOSAL: Adeiadu adeilad ffram porthol ar gyfer heffrod godro /
erection of portal frame building for dairy heifers**

LLEOLIAD/LOCATION: Lower Parks Farm, Parkside, Rossett, Wrexham, LL12 0BN

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 26/06/2023.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:

Condition 1: Protected Species

Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below.

Protected Species

We have reviewed the ecology report submitted in support of the above application (Leigh, R., 2023, Proposed Youngstock Building, Lower parks farm, Parkside, Rossett, Wrexham, LL12 0BN: Extended Phase One Report. Leigh Ecology Ltd.).

We note that Section 4.12 of the report confirms a single waterbody within 250m of the site. Our records indicate that there are 2 ponds within 250m of the site and several more in the surrounding area. Due to the density of ponds in the surrounding area we consider that impacts on Great Crested Newts (GCN) cannot be ruled out.

We therefore advise that the following conditions should be attached to any permission granted by your authority for the above application:

Condition: No development shall take place until a Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include, but not necessarily be limited to:

- Details and associated plans concerning amphibian reasonable avoidance and mitigation measures including, but not limited to, one-way amphibian fence design and locations (prior to and throughout the duration of any work).
- Measures to be taken to prevent or reduce accidental capture or killing of amphibians including installation of permanent amphibian fencing into the boundary fence line.

The measures above shall be carried out in accordance with the approved details.

Justification: To ensure that an approved species Method Statement is implemented, which protects the species affected by the development.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Foul Drainage and Protected Sites

We note the application site is within the catchment of the River Dee and Bala 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 a new agricultural shed is to be constructed at the site. We note that it is not the Applicant's intention to increase stock numbers and that the development is intended to improve the welfare facilities for current stock levels.

Any manure produced should be managed in line with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and [Code of Good Agricultural Practice guidance](#). Any new channels or pipes to an existing slurry storage system must comply with the Regulations 2021 and we should be informed of any substantial changes at least 14 days before construction begins. Further information on what we require is available on our website at [Natural Resources Wales / Silage and slurry storage](#).

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, 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).

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

Rachael Burke

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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.