

Ein cyf/Our ref: CAS-260359-Z7S3
Eich cyf/Your ref: P/2024/0311

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 18 July 2024

Dear Sir/Madam,

**PROPOSAL: EXTENSIONS TO EXISTING FARM BUILDING AND CHANGE
OF USE OF SECTIONS OF THE STRUCTURE TO STABLING FOR PERSONAL
USE (IN RETROSPECT)**

LOCATION: GRAIG Y CORN, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UR

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 10 July 2024.

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

Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our [Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation \(28 June 2024\)](#), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

In addition we note from the additional information that the horse numbers on site will remain the same with an addition of 20 sheep. As such, This element of the application submitted is unlikely to increase the amount of nutrients 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.

Please note, any manure produced must be managed (storage and application to land) in line with [The Code of Good Agricultural Practice \(CoGAP\) for the Protection of Water, Soil and Air for Wales](#). If manure is managed correctly then the application as submitted is unlikely to increase the amount of nutrients entering the catchment. We note the proposals to remove wastes from the site and the operator must keep a record of any movements for

their own nutrient management plan. 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 the Greenspace preliminary Ecological Appraisal 29th March 2023. PEA 22-07 190.1 submitted in support of the above application has identified that no GCN are not using the application site. We therefore have no further comments to make on protected species 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.

Yours faithfully

Ruth Prichard

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.