

Ein cyf/Our ref: CAS-265311-V2K0
Eich cyf/Your ref: P/2023/0802

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 22 October 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Adeiladu annedd / erection of dwelling

LLEOLIAD/LOCATION: Church View, School Lane, Bronington, Whitchurch, SY13 3HN

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 27 September 2024.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

Approved Documents:

- Marshall, P, October 2023, Ecological Appraisal, reference: 23-09 217.1R, Greenscape Environmental Ltd.
- Marshall, P. January 2024, Reasonable Avoidance Measures, reference 23-09 217.2MS, Greenscape Environmental Ltd.

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

We also advise that further consideration is required regarding foul drainage. Further details are provided below.

Protected Species

We note that the initial ecological report submitted in support of the above application (Marshall, Peta, October 2023, Ecological Appraisal, reference: 23-09 217.1R, Greenscape Environmental) identified that Great Crested Newts (GCN) are unlikely to be using the application site due to there being no ponds within 250m. However, due to records of GCN locally, our response dated 18/12/2023 (reference: CAS-243503-F2J8) advised that a

condition to secure Reasonable Avoidance Measures in respect of GCN should be attached to any consent granted.

We note that the subsequent Reasonable Avoidance Measures report (Marshall, P. January 2024, Reasonable Avoidance Measures, reference 23-09 217.2MS, Greenscape Environmental Ltd.) has been submitted in support of this application.

We consider that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on GCN and inform the decision-making process.

We concur with the avoidance and mitigation measures described in the Reasonable Avoidance Measures report and advise that it must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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). 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.

This application for the erection of a dwelling proposes connection of foul water to the mains sewer. We note the correspondence between Dŵr Cymru / Welsh Water and your Authority dated 01/08/2024. Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, we are satisfied that our concerns can be overcome by your Authority following our [Advice](#) specifically the section titled '*What does this mean for development proposals involving connection to public wastewater treatment works?*'

We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. 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.

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

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.