

Ein cyf/Our Ref: CAS-254256-Z0G4
Eich cyf/Your Ref: P/2024/0238

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

Dyddiad/Date: 01 May 2024

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD/PROPOSAL: CANIATÂD HYSBYSEB AR GYFER 16 ARWYDD FFASGIA /
ADVERTISEMENT CONSENT FOR 16 SIGNS**

**LLEOLIAD/LOCATION: LAND TO THE NORTH AND SOUTH OF, LANE FARM,
ROSSETT ROAD, TREVALYN, ROSSETT, LL12 0DS**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 19/04/2024.

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

Our response is based on the understanding that this application (ref. P/2024/0238) relates to advertisement signs only. Our comments relating to the erection of a temporary sales office and its associated infrastructure will be provided in our response to application reference P/2024/0239.

Protected Sites and 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](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

However, the application as submitted (erection of advertisement signs) is unlikely to increase the amount of phosphorus 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.

Flood Risk

The planning application proposes less vulnerable development (advertising signage). Our Flood Risk Map confirms the site to be within Zone A of the Development Advice Map (DAM)

contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies a small area of the application site to be at risk of flooding and falls into Flood Zone 2 (Rivers).

Given the limited extent of flood risk shown to be affecting the application site, we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

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,

Pauline Gallagher Brown

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

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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.