

Ein cyf/Our ref: CAS-245441-G7T3  
Eich cyf/Your ref: P/2023/0878

Wrexham County Borough Council  
The Guildhall  
Wrexham  
LL11 1AY

Date: 09 January 2024

Dear Sir/Madam,

**PROPOSAL: CHANGE OF USE FROM OFFICES TO CLASS D2 (LEISURE), MARTIAL ARTS TRAINING AND FITNESS AREA**

**LOCATION: Unit 6b, Elm House, 6 Pandy Business Park, Pandy, Wrexham**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 21 December 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. If this information is not provided, we would object to this planning application. Further details are provided below.**

**Foul Drainage and Protected Sites**

We note the application site is partially within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21<sup>st</sup> 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. 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 five dwellings proposes connection of foul water to the mains sewer. We note the consultation response letter from Dŵr Cymru Welsh Water (DCWW) dated 22 December 2023 (DCWW reference: PLA0077418 - uploaded to your portal on 2 January 2024). If your Authority deems that the proposal would increase the volume of foul discharge from the site, we advise that further confirmation is sought from DCWW with regards to the bullet points set out in section 'What this means for development proposals involving connection to public wastewater treatment works?' of our [Planning Advice: Natural](#)

[Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation.](#)

Your Authority will need 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. 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 there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

### **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,

**Tristan Williams**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning  
Cyfoeth Naturiol Cymru/Natural Resources Wales

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.