

Ein cyf/Our ref: CAS-255367-Q1M4
Eich cyf/Your ref: P/2024/0311

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 17 May 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 03 May 2024.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected sites foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites

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. 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 an extension is proposed to the existing agricultural building in addition to changing its use to stables, animal byre and vehicle store, which has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant in relation to foul drainage.

In particular we advise that further information is submitted in relation to the following:

Confirmation of the method of foul drainage and relevant supporting information
Details of the type and number of stock on the holding.
Details of any increase / change in stock type as a result of the proposed development.

On receipt of this information, we will review our position and advise you accordingly.

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).

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

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.