

Ein cyf/Our ref: CAS-253295-N7L2
Eich cyf/Your ref: P/2024/0216

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 29 April 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: EXTENSION TO EXISTING AGRICULTURAL LIVESTOCK BUILDING

LLEOLIAD/LOCATION: TORRIAD FARM, BOWLING BANK, WREXHAM, LL13 9RT

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 09 April 2024.

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

Protected Sites - Pollution of Controlled Waters

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 that this application is an extension to existing livestock shed, to improve welfare facilities on the holding. This would constitute an improvement on existing arrangements; it would not result in any change to the volume of foul discharge from the site and therefore there would be no increase in phosphorus contribution. As such, it is not likely to have a significant effect on the River Dee and Bala Lake SAC. All slurry/manure/contaminated water produced should continue to be managed in line with the Regulations.

The slurry/manure should be applied to land in accordance with a suitable manure management plan (MMP) based on an underlying nutrient management plan (NMP).

We refer you to our Planning Advice. Provided this guidance is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we have no objection to the proposal. However, 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

Great Crested Newt (GCN)

We note that the information submitted in support of the above application (ArborVitae, April 2024. Amphibian Conservation Strategy) has identified that Great Crested Newts (GCN) are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of GCN.

Bats

We note the bat report submitted in support of the above application (ArborVitae, April 2024. Preliminary Ecological Appraisal) has identified bats were not using the application site. We therefore have no adverse comments to make on the application as submitted.

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

Garmon Lewis

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.