

Ein cyf/Our ref: CAS-255582-B3Y8
Eich cyf/Your ref: P/2024/0309

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 24 May 2024

Dear Jenni Perkins,

BWRIAD/PROPOSAL: Newid defnydd tir o amaethyddol i atyniad twristiaeth/ymwelwyr (sul generis) o 13/07/2024 tan 09/09/2024 / Change of use of land from agriculture to tourist/visitor (sul generis) from 13/07/24 to 09/09/2024

LLEOLIAD/LOCATION: Land Adjacent To Car Park, Access Road To The National Trust Chirk Castle, Chirk, Wrexham, LL14 5AF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 08 May 2024.

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

Protected Sites

Site of Special Scientific Interest (SSSI)

The application site lies within Chirk Castle and Parkland SSSI.

The applicant, The National Trust have been liaising with NRW over the proposal in relation to the SSSI. We have no concerns over the proposal due to its temporary nature and the measures that have been put in place to ensure the features of the SSSI are not adversely affected. An NRW consent has been issued in relation to the Wildlife and Countryside act 1981 to permit the proposal.

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 (July 2022), 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 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.

Designated Landscape

The development is situated within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). We note that there is no information regarding landscape assessments with the application and therefore, we are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely in line with Planning Policy Wales. If you require further advice then please reconsult us.

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,

Gareth Thomas

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.