

Ein cyf/Our ref: CAS-262654-T4C1  
Eich cyf/Your ref: P/2023/0642

Wrexham County Borough Council  
The Guildhall  
Wrexham  
LL11 1AY

Dyddiad/Date: 03 September 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: Trawsnewid adeilad fferm I annedd preswyl / conversion of farm building to residential dwelling**

**LLEOLIAD/LOCATION: Top House Farm, Big Arrowry, Hanmer, Wrexham, SY13 3EJ**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 15 August 2024.

**We continue to have concerns with the application as submitted. To overcome these concerns, further consideration is required regarding foul drainage. Further details are provided below.**

### **Protected Sites**

River Dee and Bala Lake Special Area of Conservation (SAC)

We note the application site is within the catchment of the River Dee and Bala Lake SAC. In line with our [Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation \(28 June 2024\)](#), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

This application for conversion of a farm building to residential dwelling proposes connection of foul water to the mains sewer. We note the submission of the Nutrient Neutrality Calculator (Reference FD171, dated April 2024) relating to this and two other proposed conversions at the application site. Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. However, we are satisfied that our concerns can be overcome by your Authority following our [Advice](#) specifically the section titled '*What does this mean for development proposals involving connection to public wastewater treatment works?*'

We therefore advise you 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.

#### Midland Meres & Mosses Phase 2 (Wales) Ramsar site

The application site is located within 227m of Midland Meres & Mosses Phase 2 (Wales) Ramsar site. From the information provided, we consider that the proposal is not likely to have a significant effect on the Ramsar site. Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

#### Hanmer Mere Site of Special Scientific Interest (SSSI)

The application site is located within 227m of Hanmer Mere SSSI. We have considered the information submitted in support of the above application. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Hanmer Mere SSSI is of special interest. Modifications to the scheme as currently proposed may affect our view and may merit a further consultation with us.

#### **Protected Species**

We note that the updated bat report submitted in support of the above application (Arbor Vitae, Preliminary Ecological Appraisal, August 2024) has identified that protected species are not using the application site. Therefore we have no comments to make on the application as submitted in relation to protected species.

#### **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,

**Rachael Burke**

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.