

Ein cyf/Our ref: CAS-261605-R3J7
Eich cyf/Your ref: P/2024/0006

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 29 August 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Gosod oscsidydd / installation of an oxidiser

LLEOLIAD/LOCATION: Trans Continental Factory, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 30 July 2024.

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

Protected Sites

Special Area of Conservation (SAC)

Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (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.

However, recognising the specific nature of the application submitted we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Dee and Bala Lake SAC in relation to nutrient inputs.

Air Quality

The application is located approximately 4km from the River Dee and Bala Lake Special Area of Conservation (SAC).

From the information provided, we consider that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

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.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Site of Special Scientific Interest (SSSI)

We have considered the (Biodiversity Air Quality Screening Assessment: Transcontinental Advanced Coatings UK, July 2024, Reference: J10/12125C/10, Air Quality Consultants Ltd) 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 the River Dee SSSI, Sontley Marsh SSSI or Vicarage Moss SSSI are of special interest.

Protected Species

We note that the ecological report submitted in support of the above application (Ecological Impact Assessment, Transcontinental Advanced Coatings, Reference: 15581_R05b_DP-BP-CW, December 2023, Tyler Grange) has identified that protected species are very unlikely to be present on site due to no suitable habitat on site. Section 4.9 states that the three trees to be removed have negligible potential for bat roosting but that there is some potential for commuting and foraging bats in the vicinity of the application site.

We note that there will be no additional lighting during construction and that it is 'anticipated that lighting levels post-development will not be greater than current levels'.

We have no comments to make on the application in relation to protected species as submitted, and advise that you liaise with your own Authority's ecologist regarding lighting proposals.

Groundwater Quality

The application site is located within a groundwater Source Protection Zone (SPZ). However, as it is located on the outer border of the SPZ and the development does not propose any discharges to ground or other potentially polluting activities for groundwater we have no objection to the proposed development in relation to impacts on groundwater.

We advise that the developer should be aware of the sensitivity of groundwater at this location and should refer to [The Environment Agency's approach to groundwater protection](#) and avoid any pollution to ground during the construction phase.

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.