

Dear Alix,

Thank you for consulting us on the appeal regarding Land to the North of Brymbo Road, LPA reference P/2023/0345.

We were consulted on the proposals at this site by the Local Planning Authority on 28/06/2023 and responded on 11/07/2023 to advise that we had no objections to the proposed development as submitted, and that they should consult their own ecologist regarding protected species as no information had been submitted in this respect.

We have reviewed the information submitted in support of this appeal and advise that our position remains the same and we continue to have no objection to the development as proposed.

I have attached a copy of our response to the planning application P/2023/0345 for reference and also the completed consultation questionnaire that we received from you regarding the appeal.

Please let me know if you have any queries,

Kind Regards
Rachel Burke

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: +443000653497

www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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.

ANNEX A

Questionnaire

REFERENCE NUMBER: CAS-03162-Y7G8L1

APPEAL BY: John Kelly

SITE AT: Land to the north of Brymbo Road, Bwlchgwyn, Wrexham, LL11 5TY

Please tick the appropriate boxes below.

	Y	N
1. Are any protected species likely to be affected by the proposals?	☐	☒
2. Do you consider flooding to be an issue?	☐	☒
If Yes would you please provide an assessment of the site by 06.05.2024 , in a form suitable for publication to the appeal parties invariably as typed documents and not minutes.		
Signed Date 03/05/2024		
Name Rachael Burke (in block letters)		

Ein cyf/Our Ref: CAS- 221517-H2W5
Eich cyf/Your Ref: P/2023/0345

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

Date : 11 July 2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: ERECTION OF NEW STABLING, HARDSTANDING AND FENCING (PARTLY IN RETROSPECT)

LLEOLIAD / LOCATION: LAND TO THE NORTH OF BRYMBO ROAD BWLCHGWYN WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 28/06/2023.

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

Protected Sites and 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. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

Any manure produced must be managed (storage and application to land) in line with [The Code of Good Agricultural Practice \(CoGAP\) for the Protection of Water, Soil and Air for Wales](#). If manure is managed correctly then 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.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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.

Yn gywir / Yours faithfully

Rachael Burke

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Tel:



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.