

Ein cyf/Our Ref: CAS-262721-V7Z3
Eich cyf/Your Ref: P/2023/0372

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

Dyddiad/Date: 30 August 2024

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD/PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF RURAL
ENTERPRISE DWELLING (ALL MATTERS RESERVED)**

**LLEOLIAD/LOCATION: SPRING HILL FARM, SPRING HILL FARM ROAD, SELATTYN,
WREXHAM, SY10 7NZ**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 16/08/2024.

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

Protected Sites – 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.

We note the additional information showing the location of the proposed soakaway, and recognising the specific nature of the application submitted e.g. private sewage treatment system which meets the screening criteria set out in our [Advice](#), 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.

Protected Species

Bats

We note the ecological report submitted in support of the above application (Arbor Vitae, April 2023. Preliminary Ecological Appraisal: Springhill Farm) has described the site as providing negligible potential for roosting bats. We therefore have no adverse comments to

make on the application as submitted and advise that you liaise with your authority's ecologist.

Great Crested Newt (GCN)

We note the ecological report submitted in support of the above application (Arbor Vitae, April 2023. Preliminary Ecological Appraisal: Springhill Farm) states that no impacts on GCN are expected in relation to this development, and therefore we have no adverse comments to make on the application as submitted. We advise that you liaise with your authority's ecologist.

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

E-bost/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.