

Ein cyf/Our ref: CAS-248121-T9Z1
Eich cyf/Your ref: P/2023/0802

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 15 February 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Adeiladu annedd / erection of dwelling

LLEOLIAD/LOCATION: Church View, School Lane, Bronington, Whitchurch, SY13 3HN

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

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

Approved Documents:

- Marshall, P, October 2023, Ecological Appraisal, reference: 23-09 217.1R, Greenscape Environmental Ltd.
- Marshall, P. January 2024, Reasonable Avoidance Measures, reference 23-09 217.2MS, Greenscape Environmental Ltd.

Please note, without the inclusion of this condition we would object to this planning application.

We also advise that further consideration is required regarding foul drainage. Further details are provided below.

Protected Species

We note that the initial ecological report submitted in support of the above application (Marshall, Peta, October 2023, Ecological Appraisal, reference: 23-09 217.1R, Greenscape Environmental) identified that Great Crested Newts (GCN) unlikely to be using the application site due to there being no ponds within 250m. However, due to records of GCN locally, our response dated 18/12/2023(Reference CAS-243503-F2J8) we advised that a

condition to secure Reasonable Avoidance Measures in respect of GCN should be attached to any consent granted.

We note that the subsequent Reasonable Avoidance Measures report (Marshall, P. January 2024, Reasonable Avoidance Measures, reference 23-09 217.2MS, Greenscape Environmental Ltd.) has been submitted in support of this application.

NRW considers that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on this species and inform the decision-making process. We concur with the avoidance and mitigation measures described in the Reasonable Avoidance Measures report and advise that the report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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). 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](#) (August 2023), 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.

This application for the construction of a new dwelling proposes connection of foul water to the mains sewer. We note the consultation response letter from DC/WW dated 27/11/2023. If your Authority deems that the proposal would increase the volume of foul discharge from the site, we advise that further confirmation is sought from DC/WW with regards to the bullet point relating to hydraulic capacity set out in the section 'What this means for development proposals involving connection to public wastewater treatment works?' of our Planning Advice: [Natural Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation.](#)

Your Authority will need 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. You should then consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

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.