

Ein cyf/Our ref: CAS-250821-Y2N0
Eich cyf/Your ref: P/2024/0123

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 21 March 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Newid defnydd adeilad amaethyddol i ddosbarth B2 (diwydiannol cyffredinol) / Change of use of agricultural building to class B2 (general industrial)

LLEOLIAD/LOCATION: Pen Y Palmant Farm, Old Road, Minera, Wrexham, LL11 3YR.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 06 March 2024.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Foul Drainage and Protected Sites

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 of 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.

We note that the DAS (Design and Access Statement, by Forge Property Consultants Ltd., dated October 2023) submitted in support of the application states: *“the proposed change of use will be a betterment on the existing site as the clients are no longer carrying out Dairy farming duties. Therefore, there will a large reduction in the amount of slurry used on farm and spread on the surrounding land”*. We advise that your authority should seek clarification on the existing stock levels and the resultant stock levels associated with the proposed development to inform your decision.

We also note that the DAS states *"it is also anticipated the majority of the users of commercial buildings will be local to the Wrexham Borough"*.

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Should your Authority conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected Species

We note that the ecological report submitted in support of the above application (Ecological Impact Assessments At Pen Palmant Farm, Old Road, Minera, Wrexham, LL13 3YR, by Susan Worsfold, dated 22nd January 2024) has identified that protected species are not present at the application site. We therefore have no comments to make on the application as submitted, and advise that you liaise with your own 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,

Rhys Jones

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

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.