

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Ein cyf/Our ref: CAS-254619-J7R6
Eich cyf/Your ref P/2024/0277

Dyddiad/Date: 03 May 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: NEWID ADEILAD AMAETHYDDOL I DOSBARTH B8
(STORFA) (ÔL WEITHREDOL) / CHANGE OF USE OF
BUILDING FROM AGRICULTURE TO CLASS B8 (STORAGE)
(IN RETROSPECT)**

**LLEOLIAD/LOCATION: WAREHOUSE CONERY LANE BRONNINGTON
WHITCHURCH WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 25 April 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). 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.

However, the application as submitted with no toilet facilities 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.

Site of Special Scientific Interest

We have considered the information submitted in support of the above application. Based on the information submitted, we consider that the proposed development involving the storage of furniture within the building is not likely to damage the features for which Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SSSI is of special interest.

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.

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.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Sara Thomas

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.