

Ein cyf/Our ref: CAS-254876-H9J6
Eich cyf/Your ref: P/2022/0232

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 09 May 2024

Dear Sir/Madam,

PROPOSAL: Erection of two storey detached dwelling

LOCATION: Land adjacent to Bronydd High Street, Glyn Ceiriog, Wrexham

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

We continue to 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 and protected sites. 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 21 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 erection of a dwelling proposes connection of foul water to the mains sewer. However, we note Dŵr Cymru Welsh Water (consultation response dated 8 May 2024, ref: PLA0079861) have advised that they are unable to accept the foul flows from the proposed development and remain compliant with the revised permit limits for Glyn Ceiriog wastewater treatment works. We refer you to our Planning Advice and the information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works'. We also note that the applicant proposes a private treatment plant which will subsequently discharge to the public sewerage network.

We therefore refer you to the section titled 'Can chemical pre-treatment be used to enable connection to a public sewer where phosphorus constraints apply?' in our Planning Advice.

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.

Protected Species

We note the Bronydd Glyn Ceiriog Preliminary Ecological Appraisal report by Stephen Cutmore is dated 2 June 2021.

We recommend you seek the advice of your ecologist to determine if there is a reasonable likelihood of European Protected Species being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) an updated survey may be required.

We therefore have no further comments to make on the application, as submitted. Please consult us again if any survey undertaken finds that European Protected Species are present at the site, and you require further advice from us.

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.

Yours faithfully,

Tristan Williams

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.