

Ein cyf/Our ref: CAS-246546-Z9X2
Eich cyf/Your ref: P/2023/0267

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 29 January 2024

Dear Sir/Madam,

PROPOSAL: Change of use of barn and fields to a doggy day care facility

LOCATION: Tanygraig Issa, B5426 Wern Road, Minera, Wrexham, LL11 3DW

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 January 2024 and for sharing additional information in relation to the application on 17 January 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 protected sites and foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

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.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant. We note that information has already been submitted in respect of a proposed septic tank (not proposing to connect to the existing). However, we advise you to seek further information as identified

in the section titled 'What does this mean for development proposals involving private sewage treatment systems' of that advice.

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you 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).

Berwyn and South Clwyd Mountains SAC

The application is located within 100m of the Berwyn and South Clwyd Mountains SAC. From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC.

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.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Ruabon / Llantysilio Mountains and Minera Site of Special Scientific Interest

Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Ruabon / Llantysilio Mountains and Minera Site of Special Scientific Interest is of special interest.

Modifications to the scheme as currently proposed may affect our view, and may merit a further consultation with us.

Protected Species

We note that the ecological information submitted in support of the application (Perry, K. (2024). Preliminary Ecological Appraisal and Preliminary Roost Assessment Field at Pentre Minera, Wrexham, LL11 3DW. Arbtech. (Unpublished)) has identified that protected species are not using the application site. We therefore have no comments to make regarding protected species on the application as submitted.

Landscape

The development is situated within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) where the primary objective is the conservation and enhancement of natural beauty.

We note the comments made by the Clwydian Range and Dee Valley AONB committee dated 18 January 2024, and we have no further comments to make.

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.