

Ein cyf/Our ref: CAS-249653-K7P4
Eich cyf/Your ref: P/2024/0112

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 28 February 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: HYSBYSIAD O FLAEN LLAW AR GYFER CODI ADEILAD AT DDIBENION COEDWIGAETH A CHADW OFFER / PRIOR NOTIFICATION FOR THE ERECTION OF BUILDING FOR FORESTRY PURPOSES AND STORAGE OF EQUIPMENT.

LLEOLIAD/LOCATION: Land at Horseshoe Wood, Knolton, Bryn Overton, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 20 February 2024.

We advise the following matters are relevant to this prior notification application.

***Please note our comments relate to the proposed site of the building and not the extensive site boundary shown on the location plan.**

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, on the basis the building is used for storage purposes with no foul drainage requirements the application as submitted 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.

Protected Sites

The site for the proposed building lies within 40 of Shell Brook Pastures Site of Special Scientific Interest (SSSI)

Site of Special Scientific Interest

The Wildlife and Countryside Act 1981 (as amended) places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.

Protected Species

Our records show there may be protected species in the vicinity of the site. We advise liaison with your ecologist to discuss the need for any required surveys.

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.