

Ein cyf/Our ref: CAS-254207-W3L0
Eich cyf/Your ref: P/2023/0642

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 30 April 2024

Dear Sir/Madam,

PROPOSAL: CONVERSION OF FARM BUILDING TO RESIDENTIAL DWELLING

LOCATION: TOP HOUSE FARM, BIG ARROWRY, HANMER, WREXHAM, SY13 3EJ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 19 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, further information is required regarding foul drainage. Further details are provided below.

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. 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 3 dwelling proposes connection of foul water to the mains sewer.

Dŵr Cymru/Welsh Water (DCWW) have confirmed they can accept foul flows from the proposed development however, indicated in their response of 11th October 2023 that the wastewater treatment works does not have an environmental permit, where phosphorus limits conditioned within it have been assessed against the revised water quality targets. . We note the Applicant's proposed Nutrient Neutrality Assessment. However, for clarification on matters relating to proposed mains sewer connection, please see 'What this means for

development proposals involving connection to public wastewater treatment works?' section of our 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.

Midland Meres & Mosses Phase 2 (Wales) Ramsar site

The application site is located within 227m of Midland Meres & Mosses Phase 2 (Wales) Ramsar Site. From the information provided, we consider that the proposal is not likely to have a significant effect on the Ramsar site. 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.

Hanmer Mere Site of Special Scientific Interest (SSSI)

The application site is located within 227m of Hanmer Mere SSSI. We have considered the information submitted in support of the above application. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Hanmer Mere SSSI 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 the Preliminary Ecological Appraisal (PEA) (Arbor Vitae, Preliminary Ecological Appraisal, June 2021) submitted in support of the above application. The findings of the PEA are noted; however the report is dated 3rd June 2021. We therefore advise you seek confirmation from your Authority's ecologist that the findings of the PEA remain valid.

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

Ruth Prichard

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.