

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

26/01/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: DYMCHWEL BLOC TOILEDAU NAS DEFNYDD AC ADEILADU CANOLFA GYMUNEDOL NEWYDD GYDA GWAITH MEWNOL / DEMOLITION OF DISUSED TOILET BLOCK AND CONSTRUCTION OF NEW COMMUNITY HUB WITH INTERNAL WORKS

LLEOLIAD / LOCATION: ROSSETT PARK, THE GREEN, ROSSETT, WREXHAM, LL12 0DL

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 6th January 2021.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Species

We note that the bat report submitted in support of the above application (Marsh, J. July 2021, Preliminary Roost Assessment, RSK ADAS Ltd, ADAS ref WNT69105-886 (00)) has identified that bats are not present at the application site.

Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided the avoidance measures described in the Ecological Appraisal, Knight, T., December 2020, Marches Ecology and the Preliminary Roost Assessment (Marsh, J. July 2021, RSK ADAS Ltd, ADAS ref WNT69105-886 (00)) are implemented.

The reports must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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 the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.

However, as your email dated 20th January 2022 has confirmed that this proposal is not considered to represent an increase in foul discharge from the site, we are satisfied that it 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.

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,

Rachael Burke

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales