



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-181820-L9H4
Eich cyf/Your ref: P/2022/0138

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02/03/2022

Dear Mr Greenland,

PROPOSAL: Newid Defnydd Adeilad Ategol i Lety Gwyliau / Change of Use of Ancillary Building to Holiday Let

LOCATION: Bryn Offa, Bracken Court, Coedpoeth, Wrexham, LL11 3NJ

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 10th February 2022.

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 species and protected sites. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Species

We note that the bat report submitted in support of the above application (Clwydian Ecology Protected Species Survey, 8th February 2022) has identified that bats may be present at the application site. The report states that "there are some features which could be used by bats". We advise that the bat report has insufficient information to assess the need for avoidance / mitigation measures. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

We advise that further information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Section 8 of the report states “to assess any use of the building it will be necessary to undertake a single evening emergence/activity survey when bats are active between May and August”. It appears that no such survey has been undertaken.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Protected Sites

The site lies within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC)

In line with our [Planning Position Statement](#), any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment should be screened through a Habitats Regulations Assessment (HRA), to determine whether it is likely to have a significant effect on the SAC. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge in planning terms.

The application, as submitted, proposes change of use of an ancillary building to a holiday let. As such, the proposals would result in the creation of independent living accommodation, where the use can no longer be said to be ancillary to the main residence and on this basis, would result in an increase in the volume of wastewater discharged from the site. We refer you to our [Planning Advice](#) (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

We note that a submitted email from Welsh Water dated 21/02/2022 confirms that the development site would drain to Five Fords wastewater treatment works, which has capacity to treat the additional wastewater and phosphorus from the proposed development within the existing discharge permit limits. As per our [Planning Advice](#), development connecting to an existing public wastewater treatment works that has the capacity and associated phosphorus stripping facility to accommodate additional wastewater is unlikely to increase phosphorus inputs to a SAC beyond what has already been assessed and permitted by NRW. However, your authority, should examine the appropriate assessments carried out in respect of the extant environmental permit(s), along with any new information or changes in circumstances, to ensure that adverse effect on site integrity can be ruled out. Should you need to obtain a copy of the relevant appropriate assessment, please contact us.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

Should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

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,

Gareth Thomas

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