

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 19 March 2024 15:13
To: planning_admin
Subject: P/2024/0132 - FORMER AIR PRODUCTS SITE LLANGOLLEN ROAD ACREFAIR
WREXHAM NRW:00948840

Dear Sir/Madam,

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 07 March 2024.

We have no comment on the discharge of conditions 3 (Contamination), 8 (Boundary Treatments) and 9 (Samples)

Condition 5 Biosecurity

Please note that the Biosecurity Risk Assessment (16th November 2023) submitted with this application only refers to Virginia Creeper whereas the ecology report (Kingdom Ecology (September 2021) submitted with the original permission P/2021/0793 indicated Japanese rose present at the application site.

Conditions 6 and 7 (Ecology)

NRW did not specifically request condition 6 and 7 at full application stage, however, would be happy to provide detailed comments should your local ecologist request further input.

Protected Sites

Foul Drainage

We note the 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.

For further information, please refer to our Planning Advice. Ultimately, it is for your Authority to consider to what extent you treat this advice as a material consideration in the context of the current application. If you determine that NRW's Planning Advice is a material consideration to this application, then you will need to consider the Habitats Regulations and screen the proposal accordingly.

Please find attached our response to the above application, if you have any queries please do not hesitate to contact me.

Kind Regards
Ruth Prichard

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

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Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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.