

Ein cyf/Our ref: CAS-239890-R0Y4
Eich cyf/Your ref: P/2023/0642

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 16 October 2023

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Conversion of farm building to residential dwelling.

LLEOLIAD/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 10 October 2023.

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

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

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.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant. We note the Application Form confirms a connection to the mains sewer system is proposed and the e-mail from Welsh Water dated 11/10/2023 confirms that capacity exists within the public sewerage network to receive the domestic foul-only flows from the proposed development site. However, we advise you to seek further information as identified in the section titled

'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

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. We will be able to provide you with our full response, in respect of protected species, once such confirmation is received.

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.

Yn gywir / Yours faithfully,

Rhys Evans

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.