

Ein cyf/Our Ref: CAS-221001-Q9Q5
Eich cyf/Your Ref: P/2023/0358

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

Dyddiad/Date: 19 July 2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION TO PROVIDE STORAGE SPACE (IN RETROSPECT)

LLEOLIAD/LOCATION: Unit 2, Oakwood House, Blackwood Business Park, Ash Road South, Wrexham Industrial Estate, Wrexham, LL13 9UG

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 23/06/2023.

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

Protected Species

No information regarding protected species has been submitted with the application.

We note the application is retrospective and that the works have been completed. Great Crested Newts (*Triturus cristatus*) have previously been recorded within approximately 300m of the application site. This species is protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Therefore, if the works not been completed we would have advised that Great Crested Newt Reasonable Avoidance Measures (RAMs) should be conditioned to any planning permission for the proposals, to include:

- Details and associated plans concerning GCN reasonable avoidance and mitigation measures including, but not limited to, one-way GCN fence design and locations (prior to and throughout the duration of any work).
- Measures to be taken to prevent or reduce accidental capture or killing of GCN during construction.

We recommend that you liaise with your ecologist about this development and any further protected species measures that may be required.

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. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

However, the application as submitted 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

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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.