

Ein cyf/Our ref: CAS-234215-M5K3  
Eich cyf/Your ref: P/2023/0447

Wrexham County Borough Council  
The Guildhall  
Wrexham  
LL11 1AY

Dyddiad/Date: 02 August 2023

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: Renewal of previously approved application – change of use from agri storage & parking to storage & parking for scaffold business.**

**LLEOLIAD/LOCATION: Tyddyn Dedwydd, Frondeg, Rhostyllen, Wrexham, LL14 4ND.**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 02 August 2023.

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

### **Protected Sites**

#### River Dee Phosphorus Sensitive Special Area of Conservation (SAC)

We note the application site is within the catchment of the River Dee Special Area of Conservation (SAC). As you are aware, on the 21<sup>st</sup> 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 SAC.

### **Protected Species**

#### Great Crested Newt

We note there are records of Great Crested Newt, a European Protected Species, within 500m of the application site, with a potential connecting feature, a pond, approximately 20 metres from the application site.

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

We therefore have no comments to make on the application, as submitted. Please consult us again if any survey undertaken finds that Great Crested Newts are present at the site, and you require further advice from us.

### **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.