

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

26/01/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: ISRANNU ANNEDD BRESENNOL YN DILYN ESTYNIAD CYMERADWYEDIG I DDARPARU DAU ANNEDD GYDA DWY YSTAFELL WELY (OL-WEITHREDOL) / SUBDIVISION OF EXISTING DWELLING FOLLOWING APPROVED EXTENSION TO PROVIDE TWO NO. 2 BED DWELLINGS (IN RETROSPECT)

LLEOLIAD / LOCATION: COURT HEY, 3 HILLCREST COTTAGE, MOLD ROAD, CEFN Y BEDD, LL12 9US

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information regarding the above, which we received on 11^{3th} January 2022.

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

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. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.

However, we consider that the email from your Authority dated 19th January 2022 confirms that this proposal will not represent a net increase in foul discharge from the site and are satisfied that it 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.

Should your Authority disagree with this interpretation of the proposals and conclude that they are likely to have a significant effect on the River Dee and Bala Lake SAC, please advise us prior to determination and consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected Species

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.

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
Cyfoeth Naturiol Cymru / Natural Resources Wales