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Bangor,
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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

17/07/2023

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: NEWID DEFNYDD TIR O AMAETHYDDOL I ATYNIAD
TWRISTIAETH/YMWELWYR (SUI GENERIS) O 24/07/2023 TAN 31/10/2023 / CHANGE
OF USE OF LAND FROM AGRICULTURE TO TOURIST/VISITOR ATTRACTION (SUI
GENERIS) FROM 24/07/2023 TO 31/10/2023**

**LLEOLIAD / LOCATION: LAND ADJACENT TO HOME FARM COTTAGES, ACCESS
ROAD TO THE NATIONAL TRUST CHIRK CASTLE, CHIRK, WREXHAM, LL14 5AF**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the
above, which we received on 26/06/2023.

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

Protected Sites

Site of Special Scientific Interest (SSSI)

The application site lies within Chirk Castle and Parkland SSSI.

The applicant, The National Trust have been liaising with NRW over the proposal in relation
to the SSSI. We have no concerns over the proposal due to its temporary nature and the
measures that have been put in place to ensure the features of the SSSI are not adversely
affected. An NRW consent has been issued in relation to the Wildlife and Countryside act
1981 to permit the proposal.

Foul Drainage

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.

Designated Landscape

The development is situated within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). We note that there is no information regarding landscape assessments with the application and therefore, we are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely in line with Planning Policy Wales (PPW 11) [Planning policy Wales GOV.WALES](#). If you require further advice then please reconsult 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.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Pauline Gallagher Brown

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales