

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

28/06/2023

Dear Sir/Madam,

BWRIAD / PROPOSAL: RHYDDHAU AMOD 5 (GORUCHWYLIO COEDYDDIAETH), 6 (TIRLUNIO), 7 (CYNLLUN PLANNU), 10 (GWAITH CLODDIO, CLODDIO AC AILRADDIO TIR), 20 (ASESIAD RISG BIODDIOGELWCH), 22 (DRAENIO) A 26 (CYNLLUN TRINIAETH FFIN) CANIATAD CYNLLUNIO P/2019/0719

LLEOLIAD / LOCATION: 173 KINGMILLS ROAD WREXHAM, LL13 0NS

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 7th June 2023.

We have concerns with the application as submitted. We do not recommend your Authority discharges conditions 22 for the following reasons.

We have no objection to the discharge of condition 20 as submitted and provide the following advice. We have no comment in relation to the discharge of conditions 5, 6, 7, 10 and 26.

Condition 22

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. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

This application for discharge of conditions in relation to the erection of a dwelling proposes connection of foul water to the mains sewer. The information set out in the section titled

'What does this mean for development proposals involving connection to public wastewater treatment works' should be submitted with the application.

Your Authority will need to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity. You should then consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

Condition 20

We have reviewed the ecological submission (Page, M. (2023). Rosebank, Kingsmill Road, Wrexham: Biosecurity Risk assessment. Cheshire Ecology Ltd.) and consider the proposed methodology to be satisfactory.

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