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Wrexham County Borough Council,
The Guildhall,
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LL11 1AY

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Ffôn/Phone: 03000 65 3786

19/05/2023

Dear Sir/Madam,

PROPOSAL: Dymchwel annedd bresennol a chodl annedd newydd / Demolition of existing dwelling and erection of replacement dwelling

LOCATION: Dolwar, Park Road, Coedpoeth, Wrexham, LL11 3TD

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 02/05/2023.

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

Foul Drainage and Protected Site

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, recognising the specific nature of the application submitted, a replacement dwelling with foul drainage going to main sewer and which meets the screening criteria set out in our [Planning Advice](#) (May 2021), we 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.

Protected Species

We note that the bat report submitted in support of a previous, similar application (P/2022/0379) (PJ Ecological Solutions. Preliminary Bat and Nesting Bird Assessment - Dwelling and Associated Outbuilding at Dolwar, coedpoeth LL11 3TD. March 2022 Version

01) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted.

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.

Yours faithfully,

Gareth Thomas

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