



**Cyfoeth  
Naturiol  
Cymru  
Natural  
Resources  
Wales**

Ein cyf/Our ref: CAS-215448-S7X3  
Eich cyf/Your ref: P/2023/0204

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12/05/2023

Dear Mr Humphreys,

**BWRIAD / PROPOSAL: Demolition of existing dwelling and erection of replacement detached dwelling**

**LLEOLIAD / LOCATION: The Bungalow, Cae Lica Farm, Sarn, Malpas, SY14 7LW**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 17<sup>th</sup> April 2023, and for forwarding confirmation of the foul drainage system from the applicants, which we received 10<sup>th</sup> May 2023.

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

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

However, recognising the specific nature of the application submitted, i.e., replacement dwelling house comprising a single household, and the applicants confirming that the existing foul drainage system will be used, 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 the above application (Arbtech, 08/02/2023) 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.

Yn gywir / Yours faithfully

## **Gareth Thomas**

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