

Ein cyf/Our ref: CAS-236214-J9Y7
Eich cyf/Your ref: P/2023/0525

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 07 September 2023

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Newid defnydd tir i ddefnydd ceffylau ac adeiladu sgubor americanaidd a gosod 2 loches yn y cae / change of use of land to equestrian use and erection of american barn and siting of 2 field shelters

LLEOLIAD/LOCATION: Land Adjacent To, Bryn Tegla, Top Talwrn, Coedpoeth, LL11 3BY

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 31 August 2023.

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

Protected Sites – 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 for an American barn to keep horses with no foul drainage connection 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 a foul drainage connection be proposed we would wish to be re-consulted.

Protected Species

We note that the ecology report submitted in support of the above application (Preliminary Ecological Appraisal for Wisdom of Equus, Gwern y Gasseg Road Coedpoeth by Wilkinson Associates Environmental Consultants dated May 2023) has identified that protected species were unlikely to be using the application site. We therefore have no comments to make on the application as submitted and advise that you liaise with your own Authority's ecologist.

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

Sara Thomas

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

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.