



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-220216-N8D2
Eich cyf/Your ref: P/2023/0333

Maes Y Ffynnon,
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26/06/2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (LANDSCAPING), 5 (LANDSCAPING), 7 (DRAINAGE), 9 (BAT ACTIVITY SURVEY), 12 (DUST MANAGEMENT SCHEME) AND 13 (PHOTOGRAPHIC SURVEY) OF PLANNING PERMISSION P/2021/0543

LLEOLIAD / LOCATION: SALEM CHAPEL BANK STREET PONCIAU WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 14/06/2023.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 7 (drainage) for the following reasons.

We have no objection to the discharge of condition 9 (bat activity survey).

We have no comments to make regarding the discharge of conditions 3 (materials), 4 (landscaping), 5 (landscaping), 12 (dust management) and 13 (photographic survey).

Protected Sites and 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. 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 looks to discharge condition 7 (drainage) of P/2021/0543 which proposes connection of foul water to the mains sewer to service the erection of two new dwellings,

replacing a chapel building. The information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' has been 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.

Protected Species

We note that the updated bat report (Tyrer Ecological Consultants Ltd. April 2022, Updated Dusk Survey Results) has been submitted in order to discharge condition 9. We have no objection to the discharge of condition 9 and note that condition 8 will remain.

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