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Gwynedd
LL572DW

Choose an item.

ebost/email:
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Ffôn/Phone: 03000 65 5236

27/03/2023

Dear Sir/Madam,

PROPOSAL: CHANGE OF USE FROM OFFICE (CLASS B1) TO EDUCATION USE (CLASS D1) INCLUDING ANCILLARY STUDENT TRAINING KITCHEN/CAFE, ERECTION OF BIKE SHELTER AND NEW ENTRANCE DOOR AND CANOPY TO SOUTH EAST ELEVATION

LOCATION: Unit G, Yale Business Village, Ellice Way, Wrexham Technology Park, Wrexham, LL13 7YL

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 08/03/2023.

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

Foul Drainage and 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 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.

Your Authority has confirmed via Amy Brittain's email on 15/03/2023 that the proposal application will not entail additional foul drainage. Given that we have received this confirmation, recognising the specific nature of the application submitted namely, foul drainage via main sewer which meets the screening criteria set out in our Planning Advice, 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 SAC.

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,

Joy Evans

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