

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

25/01/2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: TRAWSNEWID ADEILAD AMAETHYDDOL I DDOSBARTH B1 (SWYDDFA) / CONVERSION OF AGRICULTURAL BUILDING TO CLASS B1 (OFFICE)

LLEOLIAD / LOCATION: BARN AT CINDERS FARM, CINDERS LANE, RUABON, WREXHAM, LL14 6HL

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 06.01.2023.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

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

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our Planning Advice and advise you to seek further information from the applicant as identified in the section titled 'Can additional wastewater be discharged to existing private sewage treatment systems?' of that advice.

Should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Protected Species

We note that the bat report submitted in support of the above application (Preliminary Ecological Appraisal for Cinders Lane Farm by Tyrer Ecological Consultants Ltd dated December 2022) has identified that bats 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.

We note from the ecological report that the bat surveys were undertaken by an ecologist holding a Natural England bat licence. Bat surveys should be undertaken by appropriately experienced ecologists holding a valid bat licence for work in Wales.

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