



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-206894-P3K5
Eich cyf/Your ref: P/2022/1061

Maes Y Ffynnon,
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03/02/2023

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: NEWID DEFNYDD TIR I LETY I DWRISTIAID A CHODI DAU
GODEN GLAMPIO / CHANGE OF USE OF LAND TO TOURIST
ACCOMMODATION AND ERECTION OF TWO GLAMPING
PODS**

LLEOLIAD / LOCATION: OAKMEAD, GOLLY, ROSSETT, WREXHAM, LL12 0AL

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 16.01.2023.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

**Condition 1: Protected Species
Condition 2: Biosecurity**

Without the inclusion of these conditions we would object to this planning application.

Protected Species

Great Crested Newts (GCN)

We have reviewed the following submission:

- Ecological Appraisal v1 for Oak Mead, Golly, Burton Green, Rossett, Wrexham, LL12 0AL by Wildbanks Conservation, dated December 2022

GCN and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

The Ecological Appraisal report concludes that although the land to be developed is currently unsuitable for GCN the process of constructing the glamping pods may provide new habitats that could encourage GCN in the form of excavations, rubble piles, storage of materials etc.

We therefore advise that any consent is subject to the imposition of the following condition in respect of GCN. Provided this advice is compliantly implemented, we consider that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN present at this site.

Condition 1: No development shall commence until a Great Crested Newt Method Statement detailing reasonable avoidance measures during construction has been submitted to and approved in writing by the Local Planning Authority.

The Method Statement shall be carried out in accordance with the approved details.

Justification: To ensure that an approved GCN Method Statement is implemented, which protects any GCN affected by the development.

NRW would refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Bats

We note that the ecology report submitted in support of the above application (Ecological Appraisal v1 for Oak Mead, Golly, Burton Green, Rossett, Wrexham, LL12 0AL by Wildbanks Conservation, dated December 2022) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in relation to bats and advise that you liaise with your own Authority's ecologist.

Biosecurity

We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases during the construction and operational phases. No information regarding which biosecurity measures would be implemented during the operational phase appears to have been provided to date. We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

Condition 2: No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction

of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Justification: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site.

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.

However, recognising the specific nature of the application submitted for a composting toilet, 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. Further information regarding composting toilets is available in our [Planning Advice](#) (July 2022).

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