



**Cyfoeth  
Naturiol  
Cymru  
Natural  
Resources  
Wales**

Ein cyf/Our ref: CAS-209573-P1R8  
Eich cyf/Your ref: P/2022/0481

Maes Y Ffynnon,  
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07/03/2023

Dear Sarah Hill,

**BWRIAD / PROPOSAL: RETENTION OF EXTENSION TO AGRICULTURAL BUILDINGS AND CHANGE OF USE TO STABLES, ANIMAL BYRE AND VEHICLE STORE**

**LLEOLIAD / LOCATION: GRAIG Y CORN, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UR**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 15.02.2023.

**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 21<sup>st</sup> 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 an extension is proposed to the existing agricultural building in addition to changing its use to stables, animal byre and vehicle store, which 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 in relation to foul drainage.

In particular we advise that further information is submitted in relation to the following -

- Details of the type and number of stock on the holding.
- Details of any increase / change in stock type as a result of the proposed development.

On receipt of this information, we will review our position and advise you accordingly.

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 there is no information about protected species, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

### **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