

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

26/04/2023

Dear Sir/Madam,

PROPOSAL: NEWID DEFNYDD TIR I ADEILADU MAES PARCIO GYDA PHWYNTIAU GWEFRU CERBYDAU TRYDAN, MYNEDIAD CYSYLLTIEDIG A GWAITH TIRLUNIO / CHANGE OF USE OF LAND TO CONSTRUCT CAR PARK WITH EV CHARGING POINTS, ASSOCIATED ACCESS AND LANDSCAPING WORKS

LOCATION: LAND AT CHIRK PARK, HALTON, CHIRK, WREXHAM

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 18/04/2023.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

Approved documents:

- Stirling, P. (2021). Amphibian Conservation Plan: Land at Chirk Park, Halton, Chirk, Wrexham. Arbor Vitae Environment. Unpublished.
- Stirling, P. (2021). Preliminary Ecological Survey: Land at Chirk, Wrexham. Arbor Vitae Environment. Unpublished.

Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.

Protected Species

Bats and Great Crested Newts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We consider that the development is not likely to be detrimental to the maintenance of any population of the species concerned at a favourable conservation status in its natural range. Furthermore, we advise that the proposed development is not likely to harm or disturb any

bats or Great Crested Newts, or their breeding sites and resting places at this site, provided the avoidance measures described in the documents above are implemented.

The documents listed above must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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.

However, the application as submitted 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 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,

Siôn M. Williams
Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales