

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

ebost/email:  
northplanning@cyfoethnaturiolcymru.gov.uk

24/10/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: NEWID DEFNYDD UNEDAU 2-6 O DDOSBARTH B1 (DIWYDIANT YSGAFN) I DDOSBARTH B8 (STORFA A DDOSBARTHU) A DARPARU COWNTER MASNACH / CHANGE OF USE OF UNITS 2-6 FROM CLASS B1 (LIGHT INDUSTRIAL) TO CLASS B8 (WAREHOUSE AND DISTRIBUTION) AND PROVISION OF TRADE COUNTER**

**LLEOLIAD / LOCATION: Units 2 To 6, Clywedog Road North, Wrexham Industrial Estate, Wrexham, LL13 9XN**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 04/10/2022.

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

### **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 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.

However, recognising the specific nature of the application submitted: the change of use of units from class b1 (light industrial) to class b8 (warehouse and distribution) and provision of trade counter with an already existing connection to mains sewer previously approved under planning ref: P/2018/1086, 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.

If your authority considers the proposed change of use will result in an increase in the amount of phosphorus entering the catchment, please consult us again.

### **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

### **Rhys Jones**

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