

Maes Y Ffynnon,
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Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

25/07/2022

Dear Sir/Madam,

**BWRIAD / PROPOSAL: MATERION A GADWYD YN OL YN DDILYN CANIATAD CAIS
AMLINELLLOL P/2018/0139 (YMDDANGOSIAD, TIRLUNIO, CYNLLUN Y GRADDFA) - 5
ANNEDD / RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION
P/2018/0139 (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) - 5 DWELLINGS**

**LLEOLIAD / LOCATION: LAND SOUTH OF PINECROFT AFONEITHA ROAD PENYCAE
WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received 5th July 2022.

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

Flood Risk

We advise that the proposed layout is acceptable from a Development and Flood Risk perspective, we note that the site is well elevated above the top of the bank and that there is to be no built development within the published C2 extent. However, we would advise that finished floor levels (FFL) are confirmed on the layout drawing ref 'R119/005 Rev A – Planning: Site & Location Plan' for completeness.

Foul Drainage and Protected Sites

We note that Condition 10 of the Decision Notice P/2018/0139 relates to a scheme indicating how foul water, surface water and land drainage will be dealt with. Whilst this reserved matters application does not include any discharge of condition 10 we have the following advice for any future discharge of condition application.

We note the 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.

For further information, please refer to our Planning Advice. Ultimately, it is for your Authority to consider to what extent you treat this advice as a material consideration in the context of the current application. If you determine that NRW's Planning Advice is a material consideration to this application, then you will need to consider the Habitats Regulations and screen the proposal accordingly.

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

Rachael Burke

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