

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

25/11/2022

Dear Sir/Madam,

PROPOSAL: DEMOLITION OF EXISTING BUILDING AND ERECTION OF OVER 55'S HOUSING SCHEME COMPRISING 17 NO. 1 BED DWELLINGS AND 8 NO. 1 BED BUNGALOWS

LOCATION: CWRT PENTWMPATH LLAY WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 14th November 2022.

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

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). 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 [Natural Resources Wales / Advice to planning authorities for planning applications affecting phosphorus sensitive river Special Areas of Conservation](#) (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 would advise the Local Planning Authority to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms

Recognising the specific nature of the application for the replacement of 30 units with 25 units and with reference to the Nutrient Assessment (Brookbanks 18/08/2022), 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. Ultimately, it is a matter of judgment for the Local Planning

Authority, as Competent Authority, to satisfy themselves that the proposed development will not result in a significant effect on the SAC.

Protected Species

We note that the ecology report submitted in support of the above application (Preliminary Ecological Assessment for Cwrt Pentwmpath, by Anthony Nickson Ecology dated August 2022) has identified that protected species are not present at the application site. We have no further comments.

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

Ruth Prichard

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