

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd,
LL572DW.

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

15/02/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: NEWID DEFNYDD I GYFLEUSTER GOFAL IECHYD (DOSBARTH D1) A GOSOD OFFER PEIRIANNAU TRIN AER / CHANGE OF USE TO HEALTHCARE FACILITY (CLASS D1) AND INSTALLATION OF AIR HANDLING PLANT EQUIPMENT

LLEOLIAD / LOCATION: UNIT 2, CHESNEY COURT, RHYD BROUGHTON LANE, WREXHAM TECHNOLOGY PARK, LL13 7YP

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information for the above, which we received on 27th January 2022.

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

Protected Sites and 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 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC.

However, as your email dated 27th January 2022 has confirmed that this proposal is for a temporary use of the building whilst adjacent building works are completed, it is not considered to represent an increase in foul discharge from the site so 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.

Site of Special Scientific Interest

We have considered the information submitted in support of the above application. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Gatewen Marsh SSSI is of special interest.

Protected Species

We note that there is no information about protected species with the application and, 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,

Rachael Burke

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