

Sharon Williams

From: Cerys Jones
Sent: 29 July 2022 08:45
To: planning_admin
Subject: FW: P/2022/0390 - 9 TO 11 REGENT STREET WREXHAM (Minor) V2 - NRW
Response NRW:08541436

Morning

I have received the email below in relation to the above application.

Thank you Cerys

Cerys Jones

*Cynorthwyydd Seilwaith a Chynllunio (Rheoli Datblygu)
Gwasanaethau Amgylcheddol a Thechnegol*

*Infrastructure & Planning Assistant (Development Control)
Environment and Technical Services*



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Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Ystad Ddiwydiannol, Wreccsam LL13 9PW

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From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>

Sent: 29 July 2022 08:44

To: Cerys Jones <Cerys.Jones@wrexham.gov.uk>

Subject: P/2022/0390 - 9 TO 11 REGENT STREET WREXHAM (Minor) V2 - NRW Response NRW:08541436

Dear Sir / Madam,

We refer to your consultation dated 26th July 2022. We have no objection to the proposed development as submitted and provide the following advice.

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. 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 and from the information in your email dated 26th July 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.

If you have any queries please do not hesitate to contact me.

Kind Regards
Rachel Burke

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

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Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.