



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-198817-L5Q7
Eich cyf/Your ref: P/2022/0791

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

28/09/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: ADEILADU ADEILAD STORIO, TY GWYDR, CWT GEIFR A THOILED COMPOSTIO (RHANNOL OL WEITHREDOL) / ERECTION OF STORAGE BUILDING, GREENHOUSE, GOAT HUT AND COMPOSTING TOILET (PARTLY IN RETROSPECT)

LLEOLIAD / LOCATION: LAND OFF CHURCH HILL, GLYN CEIRIOG, LLANGOLLEN, WREXHAM, LL20 7LY

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 12th September 2022.

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

Protected Species

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

The survey should be carried out in accordance with 'Bat Surveys; Good Practice Guidelines 3rd Edition' published by the Bat Conservation Trust 2016.

NRW therefore has no comments to make on the application in relation to protected species. Please consult us again if any survey undertaken finds that bats are present at the site and you require further advice from us.

Foul Drainage and 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 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 for a compost toilet, we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Further information regarding compost toilets is available in our [Planning Advice](#) (July 2022). Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

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