



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-192560-M0R7
Eich cyf/Your ref: P/2022/0562

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

12/07/2022

Dear Sir/Madam,

**BWRIAD / PROPOSAL: NEWID DEFNYDD ADEILAD O DDOSBARTH DOSBARTH C3 (ANNEDD) I DDOSBARTH DOSBARTH D1 (SEFYDLIAD NAD YWN BRESWYL)/(/)
CHANGE OF USE OF BUILDING FROM CLASS C3 (DWELLING) TO CLASS D1 (NON-RESIDENTIAL INSTITUTION)**

LLEOLIAD / LOCATION: 22, MAES GLYNDWR, WREXHAM, LL11 2DQ

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 28th June 2022.

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

Foul Drainage and Protected Sites

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. 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 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.

For further information, please refer to the [Planning Advice](#) on our website. 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 HRA 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