



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-174928-J9J0
Eich cyf/Your ref: P/2021/1087

Maes Y Ffynnon,
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21/02/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: CODI STABLAU MARCHOGAETH, MENAGE, LLOCHES CAE,
TRAC YMARFER A PHADOGAU / ERECTION OF EQUESTRIAN STABLES, MENAGE,
FIELD SHELTER, EXERCISE TRACK AND PADDOCKS**

LLEOLIAD / LOCATION: STONEBRIDGE HOUSE, EYTON, WREXHAM, LL13 0SP

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information regarding the above, which we received on 03/02/2022.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

- **Preliminary Ecological Appraisal, Land at Stone Bridge House, Eyton, Wrexham, LL13 0SP. Reference: 070121 PEA May 2021**

Protected Species

Great Crested Newts (GCN)

We note the ecological report submitted in support of the above application (Preliminary Ecological Appraisal, Land at Stone Bridge House, Eyton, Wrexham, LL13 0SP. Reference: 070121 PEA May 2021), which includes a Great Crested Newt method statement. Great Crested Newts and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb the GCN or their breeding sites and resting places at this site, provided the avoidance measures described in the report are implemented.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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. 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, the application as submitted 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.

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,

Rhys Jones

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