

Maes Y Ffynnon,
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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

24/11/2022

Dear Sir/Madam,

**BWRIAD / PROPOSAL: VARIATION OF CONDITION 36 OF P/2021/0560 TO INCREASE
NUMBER OF BOATS**

**LLEOLIAD / LOCATION: TREVOR BASIN, NEW ROAD, TREVOR, LLANGOLLEN,
WREXHAM, LL20 7TP**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18th October 2022.

We have no objection to the variation of condition 36 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.

We note this is a section 73 application to vary condition 36 from planning permission P/2021/0560. In our response dated 16/02/2022 for the planning reference P/2021/0560, we were satisfied that the proposal was not likely to have a significant effect on the River Dee and Bala Lake SAC in terms of phosphorus levels. Whilst this variation of condition seeks to effectively increase the number of boats on site through using the wharf length of 405m instead of a limit to 17 boats, the foul drainage for the boats is to be collected and taken off site as was confirmed in the report 'Phosphate Output Assessment, Trevor basin, Llangollen Canal, Trevor, LL20 7TP, Enebio Ltd, February 2022'. Therefore, we do not consider that the variation of condition to have a significant effect on the River Dee and Bala Lake SAC in terms of phosphorus levels. 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 s73 application, then you will need to consider the Habitats Regulations 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