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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

30/03/2022

Dear Sir/Madam,

PROPOSAL: ALTERATIONS TO HOUSE AND GARAGE, SINGLE STOREY REAR EXTENSION, FRONT ENTRANCE CANOPY AND SINGLE STOREY OUTBUILDING

LOCATION: SANDFORD BARN TREVALYN FARM, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BD

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 15/03/2022.

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

Foul Drainage and Protected Sites

In line with our [Planning Position Statement](#), any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment should be screened through a Habitats Regulations Assessment (HRA), to determine whether it is likely to have a significant effect on the SAC. 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 the application, as submitted, proposes a domestic extension (we note the storage shed has no facilities), i.e. an extension to a dwelling house comprising a single household. Please note, we do not consider that a potential change in the number of inhabitants of the property should in itself justify the triggering of likely significant effects on a European Site, unless there is a material change of use connected to or arising from the change in occupancy or if the use resulting from the change in occupancy cannot be said to be incidental to the enjoyment of the dwelling house - this will be a planning judgment for your authority to make. Ultimately it is a matter for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Therefore, should your Authority conclude that the proposal is likely to have a

significant effect on the Dee and Bala Lake SAC, please consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Flood Risk

Our Flood Risk Map confirms the application site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and partially falls into Flood Zone 2 Rivers.

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our [website](#) for further advice and guidance is available. Additional guidance including the leaflet “Prepare your Property for flooding” can be found [here](#).

The developer can also access advice and information on protection from flooding from the ODPM publication ‘Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties’, can be found [here](#)

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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.

Yours faithfully,

Tristan Williams

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