

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

12/08/2022

Dear Sir/Madam,

PROPOSAL: ERECTION OF LOG STORE AND ALTERATIONS TO BANK AT REAR OF PROPERTY

LOCATION: SYCAMORE COTTAGE PONTCYSYLLTE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 2nd August 2022.

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

Protected Sites and Foul Drainage

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.

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.

Protected Sites

From the information provided, NRW consider that the proposals may affect the River Dee and Bala Lake SAC. The application is located within 65m of the SAC.

NRW have identified potential impact pathways to features of this site:

1. pollution

The above pathways may not result in an adverse effect if the following measures are adhered to/ implemented:

1. Developer adheres to pollution prevention guidelines

No assessment of likely significant effect under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 has been undertaken by your authority or it has not been forwarded to NRW for consideration. Should you conclude that the proposed development is likely to have a significant effect on the European site, we look forward to being re-consulted. In the absence of this assessment, NRW cannot offer assurances that the proposals would not result in an adverse effect upon the SAC.

Site for Special Scientific Interest

NRW consider the proposals have the potential to impact upon the River Dee. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded

Protected Landscape

The development site lies the Bryniau Clwyd a Dyffryn Dyfrdwy/ Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) where the primary purpose is the conservation and enhancement of natural beauty.

Due to the scale and the location of the proposals, we consider that they are unlikely to significantly affect the purpose of the AONB. However, we would not rule out local landscape effects and recommend you seek the views of your internal landscape advisor and the AONB committee/team, as appropriate

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](https://www.naturalresourceswales.gov.uk). 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](https://www.naturalresourceswales.gov.uk) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully

Ruth Prichard

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