

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

26/10/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: MAES Y CAPEL, GREENFIELD ROAD, COEDPOETH, WREXHAM, LL11 3UD

LLEOLIAD / LOCATION: ESTYNIAD AC AILFODELU CYNLLUN TAI GWARCHOD I GREU 18 RHANDY BYW'N ANNIBYNNOL GYDAG ARDALOEDD CYMUNEDOL / EXTENSION TO AND REMODELLING OF SHELTERED HOUSING SCHEME TO CREATE 18 INDEPENDENT LIVING APARTMENTS WITH COMMUNAL AREAS

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 12.10.2022.

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

Protected Sites - 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. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

However, recognising the specific nature of the application submitted relating to the remodeling of the existing sheltered housing accommodation (reducing the number of residential units from 22 to 18) we are satisfied that it 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 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.

Yn gywir / Yours faithfully,

Sara Thomas

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