



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-191203-M1V5
Eich cyf/Your ref: P/2022/0530

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
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LL572DW

Wrexham County Borough Council,
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Wrexham,
LL11 1AY

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northplanning@cyfoethnaturiolcymru.gov.uk

28/06/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLLOL P/2020/0669 (YMDDANGOSIAD, TIRLUNIO A GRADDFA) – UN LLAWR NEWYDD SY’N CYNNWYS CYNELAU PRESWYL, MAN YMARFER / HYFFORDDI DAN DO A DERBYNFA / SWYDDFA, PARCIO A THIRLUNIO CYSYLLTIEDIG /

RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION P/2020/0669 (APPEARANCE, LANDSCAPING, AND SCALE) – NEW SINGLE STOREY BUILDING HOUSING BOARDING KENNELS, COVERED EXERCISE / TRAINING AREA, RECEPTION / OFFICE, ASSOCIATED PARKING AND LANDSCAPING

LLEOLIAD / LOCATION: Pant Y Garn, Plas Drain Road, Pen Y Cae, Wrexham, LL14 1UH

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 10/06/22.

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

Protected Sites

We note the 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 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.

For further information, please refer to the [Planning Advice](#) on our website. 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 application, then you will need to consider HRA 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

Rhys Jones

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