

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 5236

01/09/2022

Dear Sir/Madam,

PROPOSAL: RECONSTRUCTION OF RIVER BANK

LOCATION: Bridge House, Vicarage Lane, Penley, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 23/08/2022.

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

Flood Risk

We confirm that the application site is within DAM C2 and partially within Flood Zone 3 (River) of Flood Map for Planning.

We advise that the gabion works should be carried out as per approved FRAP ref: FRA-NM-2022-0020 Bridge House, Penley - Flood Risk Activity Permit. In line with condition number 2.3.2, we require the activity to be completed by the end of September 2022.

Pollution Prevention

We confirm that the submitted document 'Blakes Construction Ltd. Method Statement – Groundworks and Riverbank Restoration using heavy plant' is satisfactory and advise that the pollution prevention plans contained therein are adhered to at all times.

Foul Drainage – Protected Sites

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 LAkeSAC.

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,

Joy Evans

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