



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-189525-R2D1
Eich cyf/Your ref: P/2022/0473

Maes Y Ffynnon,
Penrhosgarnedd,
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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

10/06/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: LAWFUL DEVELOPMENT CERTIFICATE FOR USE OF
CARAVAN AS WELFARE FACILITY**

LLEOLIAD / LOCATION: WOOD VIEW, FENNS WOOD, FENNS BANK, WHITCHURCH

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 23/05/2022.

We have concerns with the agricultural notification as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected sites. Further details are provided below.

Protected Sites

The development is located within Fenn's Whixall, Bettisfield, Wem and Cadney Mosses SSSI/SAC, and Midland Meres and Mosses Phase 2 (Ramsar)

Several classes of development benefit from permitted development rights under Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO), subject to conditions and limitations specified in the Order. The Habitats Regulations impose a condition on permissions granted by the GPDO so that development likely to have a significant effect on a SAC must not commence until the local planning authority has given written approval.

We consider the proposed development to have a likely significant effect, and as such your Authority must carry out an appropriate assessment of the development.

Please note in our role as statutory consultee we would expect to be consulted on the full planning application.

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

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales