



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-174091-K5W8
Eich cyf/Your ref: P/2021/1077
Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

02/12/2021

Dear Sir/Madam,

BWRIAD / PROPOSAL: NEWIDIADAU MEWNOL AC ALLANOL I'R ADEILAD A GWELLIANNAU I'R UNED FASNACHOL AR Y LLAWR GWAELOD. NEWID DEFNYDD Y LLORIAU UCHAF O B1 (MASNACHOL DEFNYDD SWYDDFA) I 3C (3 ANNEDD GYDA DWY YSTAFELL WELY). NEWIDIADAU MEWNOL I'R ADEILAD / INTERNAL AND EXTERNAL ALTERATIONS TO THE BUILDING AND IMPROVEMENTS TO THE GROUND FLOOR COMMERCIAL UNIT. CHANGE OF USE OF UPPER FLOORS FROM B1 (COMMERCIAL OFFICE USE) TO C3 (THREE 2 BED DWELLINGS).

LLEOLIAD / LOCATION: 58 HOPE STREET, WREXHAM, LL11 1BE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 12th November 2021.

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

Foul Drainage and 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. 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 (or phosphorus) 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.

However, recognising the specific nature of the application submitted relating to the overall occupancy not being expected to increase, as outlined in your email dated 18th November 2021, 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,

Rachael Burke

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