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Wrexham County Borough Council,
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29/04/2022

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: ADEILADU LLETY MEWN RHANDY / ERECTION OF ANNEXE
ACCOMMODATION**

LLEOLIAD / LOCATION: BRYN ADDA PEN Y BRYN PENYCAE WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 13/04/2022.

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

Protected Sites

In line with our [Planning Position Statement](#), any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment should be screened through a Habitats Regulations Assessment (HRA), to determine whether it is likely to have a significant effect on the SAC. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge in planning terms.

We note the application, as submitted, proposes an annexe. We do not consider that a potential change in the number of inhabitants of the property should in itself justify the triggering of likely significant effects on a European Site, unless there is a material change of use connected to or arising from the change in occupancy or if the use resulting from the change in occupancy cannot be said to be incidental to the enjoyment of the dwelling house - this will be a planning judgment for your authority to make. You may wish to consider whether this development proposal would result in the creation of independent living accommodation, a separate planning unit and/or whether the use can no longer be said to be ancillary to the main residence. Ultimately, it is a matter for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Therefore, should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

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.

Landscape

The development site lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) where the primary objective is the conservation and enhancement of natural beauty. We do not consider the proposal will have a significant effect on the landscape.

Protected Sites

The proposal is located close to the following protected sites:

Ruabon / Llantysilio Mountains and Minera Site of Special Scientific Interest (SSSI) and Berwyn Special Area of Conservation (SAC) – approximately 60 metres away

From the plans provided, we understand no substantive works are to take place within the above protected sites. Provided no works are undertaken within the protected sites and no materials are stored within this area, we consider that the proposal is not likely to have a significant effect on the protected sites.

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 further queries, please do not hesitate to contact me.

Yn gywir / Yours faithfully,

Siôn M. Williams

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