

Maes Y Ffynnon,
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Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

14/07/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CODI LLAWR CYNTAF AR FYNGALO, ESTYNIAD OCHR UN LLAWR A GAREJ AR WAHAN AR DDAU LAWYR / ERECTION OF FIRST FLOOR TO BUNGALOW, SINGLE STOREY SIDE EXTENSION AND TWO STOREY DETACHED GARAGE

LLEOLIAD / LOCATION 33, Moss Hill, Moss, Wrexham, LL11 6ES

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 22/06/2022

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 from the site in planning terms.

We note the application, as submitted, proposes a domestic extension - erection of first floor to bungalow, single storey side extension and two storey detached garage, i.e., an extension to a dwelling house comprising a single household. Please note, 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. 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 the bat report submitted in support of the above application (Inspection & Assessment in relation to Bats & Breeding Birds Tyrer Ecological Consultants Ltd, May 2021) has identified that bats were not using the application site. We therefore have no comments to make on the application as submitted. We advise that you liaise with your Authority's internal ecologist.

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