

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

11/02/2022

Dear Sir/Madam,

PROPOSAL: ESTYNIAD DEULAWR I OCHR Y TY AC ESTYNIAD UNLLAWR I ADEILAD ALLANOL I FFURFIO RHANDY PRESWY / TWO STOREY SIDE EXTENSION TO HOUSE AND SINGLE STOREY EXTENSION TO OUTBUILDING TO FORM RESIDENTIAL ANNEXE

LOCATION: THE LODGE, WREXHAM ROAD, OVERTON, WREXHAM, LL13 0HF

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 27th January 2022.

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

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee Special Area of Conservation (SAC). 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 no longer can 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 SAC, please consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

European Protected Species

We note that the bat report submitted in support of the above application (EBS (25/01/2022) Bat Roost Survey) has identified that no bats are present at the application site. We therefore have no comments to make with respect to protected species.

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

Ruth Prichard

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