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01/06/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: Construction of Electric Vehicle Charging Facility and associated infrastructure

LLEOLIAD / LOCATION: P R Hughes Haulage, Miners Road, Llay Industrial Estate, Llay, LL12 0PJ

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above revised proposal (removal of food and drinks kiosk), which we received on 23rd May 2022.

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

Foul Drainage

The proposal for a food and drinks kiosk has since been removed, as confirmed within Francesca Wray, Sirius Planning's letter dated 20th May 2022. You may wish to include the revised site layout plan (Drawing Number TFE1002/01/03, Revision 1) as an approved document within any permission.

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, the revised application, without the food and drinks kiosk element 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.

Great Crested Newts

The applicants have confirmed that the “work has already been undertaken for the wider site as part of the adjacent Reserve Power Plant planning application with the submission of an Ecology Report including a draft GCN Method Statement and a Biosecurity Risk Assessment through the discharge of condition applications.”

The report covered the entire plot of land including the area proposed for the EV Charging Facility.

Further to this clarification, NRW now considers any potential residual impact upon GCN as acceptable. You may wish to include the revised site layout plan (Drawing Number TFE1002/01/03, Revision 1, 18/05/2022) as an approved document within any permission.

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

Gareth Thomas

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