



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-187651-Y6Y1
Eich cyf/Your ref: P/2022/0396

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

03/05/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: ADEILADU ADEILAD AMAETHYDDOL / ERECTION OF AGRICULTURAL BUILDING

LLEOLIAD / LOCATION: TY NEWYDD, KNOLTON, OVERTON, WREXHAM, LL13 0LE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 25th April 2022.

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.

We note from the information submitted that the proposal is to construct a mixed use agricultural shed for the storage of machinery and winter housing for sheep and goats.

Provided the structure is designed and built by a suitably qualified engineer to meet the standards set in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading), it is unlikely to increase the amount of phosphorus entering the catchment and therefore, it is not likely to have a significant effect on the River Dee and Bala Lake SAC.

We refer you to our [Planning Advice](#) (May 2021). Provided this guidance is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the 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 Ecological Statement dated 22/04/22 does not include information on any surveys that may have been carried out but does provide Reasonable Avoidance Measures in respect of Great Crested Newt (*Triturus cristatus*) in case they are present on site.

We assume that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present and that you are satisfied that the submitted Reasonable Avoidance measures are appropriate for the site.

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