



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-163889-Y5R8
Eich cyf/Your ref: P/2021/0802

Maes Y Ffynnon,
Penrhosgarnedd,
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17/11/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CONVERSION OF GARAGE INTO ANNEX ACCOMMODATION

LLEOLIAD / LOCATION: ALTHREY COTTAGE, B5069, BANGOR ON DEE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18/08/2021

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

Protected Sites and Foul Drainage

In line with our Planning Position Statement [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 a conversion of garage into annex accommodation. 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 dwellinghouse - 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 longer can be said to be ancillary to the main residence. Ultimately, it is a matter 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 (Preliminary Roost Assessment Survey, Althrey Cottage, Overton Road, Bangor on Dee, Wrexham, Denbighshire, LL13 0DA by Arbtech, dated 08/09/21) has identified that no bats are present at the application 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,

Rhys Jones

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