



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-186166-H6S8
Eich cyf/Your ref: P/2022/0288

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

22/04/2022

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: ADDASIADAU AC ESTYNIADAU I'R TY ALLAN I FFURFIO GAREJ, CYSGODFA CEIR A STORFA GYDAG YSTAFELL GEMAU, SWYDDFA GARTREF AC YSTAFELL GAWOD UWCHBEN / ALTERATIONS AND EXTENSIONS TO OUTBUILDING TO FORM GARAGE, CAR PORT AND STORE WITH GAMES ROOM, HOME OFFICE AND SHOWER ROOM ABOVE.

LLEOLIAD / LOCATION: QUEENSBRIDGE HOUSE, OVERTON, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 05/04/2022.

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 conversion and extension to the existing garage. 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 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 an Ecological Appraisal has been submitted in support of the above application (Greenscape Environmental – PEA 21-122 391.1 dated 01/02/2022). The ecological report states that the building offers negligible roost potential for bats and the impact on Great Crested Newts will be low due to the nature of works on site. We advise that the recommendations within section 6 'Impacts, Enhancements and Mitigation' of the report should be followed.

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 further queries, please do not hesitate to contact me.

Yn gywir / Yours faithfully,

Siôn M. Williams

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