



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-180044-W3P9
Eich cyf/Your ref: P/2022/0058

Maes Y Ffynnon,
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northplanning@cyfoethnaturiolcymru.gov.uk

08/02/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: ERECTION OF AGRICULTURAL BUILDING

LLEOLIAD / LOCATION: HAFOD LAS, CAE GLAS LANE, MINERA, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 21st January 2022.

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

Agriculture

We understand that this proposal is to construct an agricultural shed for the storage and servicing of farm vehicles and machinery in addition to the storage of animal feed and bedding. The structure is not to accommodate an increase in stock number on the farm.

We advise that the applicant follows the [Code of Good Agricultural Practice guidance](#).

Protected Sites

Special Area of Conservation

From the information provided, we consider that the proposal is not likely to have a significant effect on the Berwyn and South Clwyd Mountains SAC as there is no impact pathway evident.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

Site of Special Scientific Interest

We have considered the information submitted in support of the above application. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Ruabon/Llantysilio Mountains and Minera SSSI is of special interest.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Designated Landscape

The development site lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) where the primary objective is the conservation and enhancement of natural beauty.

We have no concerns regarding impacts upon designated landscape, however we recommend that you liaise with your internal landscape officer with regard to any local landscape impacts.

Foul Drainage

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 application as submitted 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.

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