

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

26/11/2021

Dear Sir/Madam,

BWRIAD / PROPOSAL: AMRYWIAD AR AMODAU 2 A 3 P/2018/0939 I YMESTYN Y CYFNOD AR GYFER CYFLWYNO MATERION A GADWYD YN OL A DECHRAU'R DATBLYGIAD / VARIATION OF CONDITIONS 2 AND 3 OF P/2018/0939 TO EXTEND TIME PERIOD FOR SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT

LLEOLIAD / LOCATION: GWEL Y DYFFRYN, TREVOR ROAD, GARTH, WREXHAM, LL20 7UR

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 9th November 2021.

We have no objection to the variation of conditions 2 and 3 as submitted and provide the following advice.

Foul Drainage

We note the site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC).

On the 21st January 2021, NRW published an evidence package outlining phosphate 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 within the catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA) by the Local Planning Authority (LPA) to determine whether they are likely to have a significant effect on the SAC.

The suitability of foul drainage arrangements for the proposed development is a matter for the LPA to determine. We therefore advise you to seek further information from the applicant in relation to foul drainage for any future discharge of conditions submission.

For further information, please refer to the [Planning Advice](#) on our website.

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