

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

15/02/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: DYMCHWEL A DISODLI UN YSGUBOR A CHDOI DAU DY ALLAN BACH NEWYDD (CAIS OL-WEITHREDOL) / DEMOLITION AND REPLACEMENT OF ONE BARN AND ERECTION OF TWO NEW SMALL OUTBUILDINGS (IN RETROSPECT)

LLEOLIAD / LOCATION: BETTISFIELD HALL, BETTISFIELD, WHITCHURCH, SY13 2LB

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 26th January 2022.

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

Protected Sites

Special Area of Conservation (SAC) / Ramsar

From the information provided, we consider that the proposal is not likely to have a significant effect on Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SAC and Midland Meres & Mosses Phase 2 (Wales) Ramsar due to there being no impact pathways 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 (SSSI) / National Nature Reserve (NNR)

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 Fenn's, Whixall, Bettisfield, Wem and Cadney Mosses SSSI is of special interest, or the features of Fenn's, Whixhall and Bettisfield Mosses NNR.

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.

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