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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

07/12/2021

Dear Sir/Madam,

BWRIAD / PROPOSAL: RHYDDHAU AMOD 3 (DEUNYDDIAU), 7 (SAMPL PAENT), 20 (ECOLEG) A 21 (DRAENIO) CANIATAD CYNLLUNIO P/2021/0288 / DISCHARGE OF CONDITIONS 3 (MATERIALS), 7 (PAINT SAMPLE), 20 (ECOLOGY) AND 21 (DRAINAGE) OF PLANNING PERMISSION P/2021/0288

LLEOLIAD / LOCATION: MOSS BANK FARM, BORRAS ROAD, BORRAS, WREXHAM, LL13 9TN

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 19th November 2021.

We have no objection to the discharge of Conditions 20 and 21 as submitted and provide the following advice. We have no comment in relation to the discharge of Conditions 3 or 7.

Condition 20: Protected Species

We note the contents of the report submitted in support of the above application (Worsfold, S. October 2021, Pre-Commencement Check (Ecology) at Moss Bank Farm, Borrass Road).

The information provided by the applicant addresses Condition 20 and we therefore have no objection to discharging this condition.

Condition 21: 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, recognising the specific nature of the application submitted, a private sewage treatment system which meets the screening criteria set out in our [Planning Advice](#) (May 2021), we are satisfied that it 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.

We therefore have no objection to discharging the foul drainage aspect of this condition. We have no comments in relation to the proposals for surface water or land drainage arrangements.

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