



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-182723-V5C5
Eich cyf/Your ref: P/2022/0151

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

14/03/2022

Dear Sir/Madam,

**BWRIAD / PROPOSAL: ADEILADU ADEILAD CYFLEUSTER ARBENIGOL A GOFAL
YCHWANEGOL / ERECTION OF SPECIALIST AND EXTRA CARE FACILITY BUILDING**

**LLEOLIAD / LOCATION: PENDINE PARK NURSING HOME, SUMMERHILL ROAD,
STANSTY, WREXHAM, LL11 4YE**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 23rd February 2022.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, a condition regarding protected species should be attached to any planning permission granted and the documents identified below should be included in the approved plans and documents condition on the decision notice. Without the inclusion of this condition and documents we would object to this planning application.

Approved Documents:

- Khorramie, I, External Lighting / Exterior Scene - Thorlux Lighting, November 2022
- Roe, R., Ecological Mitigation and Management Plan, Kingdom Ecology, December 2020
- Roe, R., Updated Ecological Appraisal, Kingdom Ecology, October 2018
- Roe, R., Preliminary Ecological Appraisal, Kingdom Ecology, July 2015

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. We have also issued [Planning Advice](#) (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer you to our [Planning Advice](#) and advise you to seek further information from the applicant. We note that information has already been submitted in respect of confirming that foul drainage will connect to the mains public sewer. However, we advise you to seek further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the 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 the following ecological reports submitted in support of the above application:

- Khorramie, I, External Lighting / Exterior Scene - Thorlux Lighting, November 2022
- Roe, R., Ecological Mitigation and Management Plan, Kingdom Ecology, December 2020
- Roe, R., Updated Ecological Appraisal, Kingdom Ecology, October 2018
- Roe, R., Preliminary Ecological Appraisal, Kingdom Ecology, July 2015

The Ecological Mitigation and Management Plan states that there is low suitability for bat roosting opportunities amongst trees on site, however it does acknowledge that the surrounding area presents opportunities for foraging and commuting bats. The report also confirms that no Great Crested Newts (*Triturus cristatus*) were present, but that suitable habitats were identified on site.

Whilst the mitigation and management proposals appear appropriate to the site and the development, we note that the protected species survey which this report refers to is dated 2018. Therefore, we advise that a pre-commencement survey be carried out and the results of this survey be included in an updated Ecological Mitigation and Management Plan.

Condition: No development or phase of development, including site clearance, with the potential to impact on Great Crested Newts or bats, shall commence until a pre-construction species survey has been carried out for the development. If the survey confirms the presence of Great Crested Newts or bats the results of the survey together with updates to the proposed mitigation measures, if required, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved details.

Justification: To ensure the potential presence of Great Crested Newt and bats is confirmed prior to construction and where necessary remedial measures are implemented for their protection.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Protected Sites

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 Gatewen Marsh SSSI is of special interest.

Pollution Prevention

During the construction phase the applicant should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 and PPG 6 at the following link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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