



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-175128-R6P3
Eich cyf/Your ref: P/2021/1104

Maes Y Ffynnon,
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LL572DW

Wrexham County Borough Council,
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Wrexham,
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northplanning@cyfoethnaturiolcymru.gov.uk

06/12/2021

Dear Sir/Madam,

**BWRIAD / PROPOSAL: CODI CORLAN GRYNHOI GYDA GORCHUDD A PHOB
GWAITH CYSYLLTIEDIG / ERECTION OF COVERED HOLDING YARD AND ALL
ASSOCIATED WORKS**

LLEOLIAD / LOCATION: HALTON FARM, HALTON, CHIRK, LL14 5BG

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 17th November 2021.

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

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 note from the information submitted that new coverings over existing holding yard areas are to be installed.

Provided the coverings are designed and built by a suitably qualified engineer to meet the standards set in the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading), they are unlikely to increase the amount of phosphorus entering

the catchment and therefore, not likely to have a significant effect on the River Dee and Bala Lake SAC.

We refer you to our [Planning Advice](#) (May 2021). Provided this guidance is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we 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).

Agricultural Developments

We understand this proposal is to construct a roof over the existing yards which will reduce the amount of dirty water produced reducing the overall amount of slurry to be managed.

We note that it is not the Applicant's intention to increase stock numbers and that the development is intended to improve the welfare facilities for current stock levels.

Any slurry/manure produced should be managed in line with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021 and [Code of Good Agricultural Practice guidance](#). Any new channels or pipes to an existing slurry storage system must comply with the above Regulations and we should be informed of any substantial changes at least 14 days before construction begins. Further information on what information we require is available on our website at [Natural Resources Wales / Silage and slurry storage](#).

Protected Sites

Special Area of Conservation (SAC)

From the information provided, we consider that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC due to no impact pathways being 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)

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 the River Dee SSSI is of special interest.

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