

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

17/01/2022

Dear Sir/Madam,

BWRIAD / PROPOSAL: TYNNU AMOD 09 AC AMRYWIAD 09 (PRFFYRDD) A AMRYWIO AMODAU 02 A 03 CANIATAD CYNLLUNIO P/2018/0672 I YMESTYN TERFYN AMSER AR GYFER CYFLWYNO MATERION A GADWYD YN OL A CHYCHWYN DATBLYGIAD / REMOVAL OF CONDITION 09 (HIGHWAYS) AND VARIATION OF CONDITIONS 02 AND 03 OF PLANNING PERMISSION P/2018/0672 TO EXTEND TIME LIMIT FOR TO SUBMISSION OF RESERVED MATTERS AND COMENCEMENT OF DEVELOPMENT

LLEOLIAD / LOCATION: LAND WEST OF, CRISPIN LANE, WREXHAM, LL11 2HT

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 6th January 2022.

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

We have no comments to make in relation to the removal of condition 9.

Foul Drainage

We note the 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 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.

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 relevant future discharge of conditions submission for this proposal.

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