



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-175974-T1B3
Eich cyf/Your ref: P/2021/1130

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

08/12/2021

Dear Sir/Madam,

**BWRIAD / PROPOSAL: TRAWSNEWID TO ARFAETHEDIG AC ESTYNIAD DEULAWR
IR CEFN / PROPOSED ROOF CONVERSION AND REAR TWO STOREY EXTENSION**

**LLEOLIAD / LOCATION: WESTFIELD, GAMFORD LANE, ROSSETT, WREXHAM, LL12
0EW**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 25th November 2021.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

- Bennet, D., November 2021, Protected Species Survey, Clwydian Ecology.

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Protected Species

We note that the bat report submitted in support of the above application (Bennet, D., November 2021, Protected Species Survey, Clwydian Ecology) has identified that bats are not present at the application site. We advise that the reasonable avoidance measures described in the report should be implemented. The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

On the basis of this advice, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Foul Drainage and Protected Sites

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 to construct an extension to the existing dwelling, 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.

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