

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

07/12/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: NEWID DEFNYDD I RAN DE-ORLLEWINOL ADEILAD PRESENNOL Y GWEITHDY GYDA WYNEB CALED CYSYLLTIEDIG YNG NGWAITH PEN Y BONT, I ATGYWEIRIO A CHYNNAL A CHADW CERBYDAU NWWYDDAU TRWM, GAN GYNNWYS PARCIO CERBYDAU ATEGOL / CHANGE OF USE OF THE SOUTH WEST OF EXISTING WORKSHOP TO MAINTAIN HGV'S WITH ASSOCIATED PARKING

LLEOLIAD / LOCATION: PEN Y BONT WORKS, PENTRE, CHIRK, WREXHAM, LL14 5AW

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 17/11/2021.

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

Permitted Sites

A recent site inspection took place at this permitted site, GP3830BG. The proposed change of use was discussed with the representative for the land and permit holder.

This operation as described should have no impact upon the operation of the Pen y Bont landfill in a manner that will have a detrimental effect on the control of environmental pollution as required by the current permit conditions of EPR- GP3830BG/V008.

The applicant should ensure appropriate environmental management practices are adhered to onsite. We would draw the applicant's attention to GPP 8: Safe storage and disposal of used oils and GPP 19: Vehicles: Service and Repair. These along with other useful resources can be found at: [Guidance for Pollution Prevention \(GPPs\) - Full list | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

Protected Sites – Phosphates

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, the application as submitted 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 River Dee and Bala Lake SAC.

Protected Landscape

The site is adjacent to the Bryniau Clwyd a Dyffryn Dyfrdwy Area of Outstanding Natural Beauty (AONB). Due to the nature of the application and existing site, we consider the proposals are unlikely to result in adverse effect on the purpose of the AONB.

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

Tomos Hughes

Uwch Cynghorydd - Cynllunio Datblygu / Senior Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales