

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

06/12/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: ANECS NEWYDD ARFAETHEDIG YN YR ARDD I GAEL EI DDEFNYDDION ATEGOL IR PRIF DY / PROPOSED NEW ANNEXE IN GARDEN TO BE USED ANCILLARY TO THE MAIN HOUSE

LLEOLIAD / LOCATION: GREEN ACRES, HEOL MAELOR, COEDPOETH, WREXHAM, LL11 3LY

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 16/11/2021.

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

Protected Sites- Phosphates

In line with our [Planning Position Statement](#), any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment should be screened through a Habitats Regulations Assessment (HRA), to determine whether it is likely to have a significant effect on the SAC. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge in planning terms.

We note the application, as submitted, proposes a granny annexe. We do not consider that a potential change in the number of inhabitants of the property should in itself justify the triggering of likely significant effects on a European Site, unless there is a material change of use connected to or arising from the change in occupancy or if the use resulting from the change in occupancy cannot be said to be incidental to the enjoyment of the dwellinghouse - this will be a planning judgment for your authority to make. You may wish to consider whether this development proposal would result in the creation of independent living accommodation, a separate planning unit and/or whether the use longer can be said to be ancillary to the main residence. Ultimately, it is a matter for you, as Competent Authority, to

satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Therefore, should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Historic Landfill

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material (Rhosberse - Pengelli Avenue - 185m). We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

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