



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-176555-P2H1
Eich cyf/Your ref: P/2021/1139

Maes Y Ffynnon,
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09/12/2021

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: ESTYNIAD TO ARFAETHEDIG GYDA FFENESTRI DORMER
YN Y BLAEN AR CEFN, YN CYNNWYS FFENESTRI TO / PROPOSED ROOF
EXTENSION WITH DORMERS TO THE FRONT AND REAR, INCLUDING SKYLIGHTS**

**LLEOLIAD / LOCATION: BEN TARA, MAES MAWR ROAD, GARTH, LLANGOLLEN,
LL20 7YW**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 30/11/2021

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

Protected Species

We note that an ecological report submitted in support of the application (Ecological Impact Assessment at Ben Tara, Llangollen. Susan Worsfold 28/08/2021) found that bats were not using the building. We have no further comments to make on this matter.

Protected Sites and 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.

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 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

Rhys Joens

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