

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

09/08/2021

Dear Sir/Madam,

PROPOSAL: ERECTION OF AGRICULTURAL BUILDING

LOCATION: ORSEDD WEN, SPRING HILL, FARM ROAD, SELATTYN

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above Prior Notification, which we received on 28/07/2021. Our advice is given below.

Protected Site - SAC River Catchment

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.

Groundwater Protection

Advice on environmental considerations and the assessments needed to support any planning application can be found on our external website.

- For advice on how to protect groundwater at proposed development site visit: <http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/protecting-groundwater/?lang=en>

The applicant is advised to refer to the **Advice for the Developer** section below for further groundwater / agriculture guidance.

Protected Species

Our records show there may be protected species in the vicinity of the site. We advise liaison with the LPA ecologist to discuss and agree the scope of any surveys required.

We refer you to our [website](#) for further advice.

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.

Advice for the Developer

Groundwater/ Agriculture:

The facilities must comply with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater. Please refer to the link below for further information:

<http://naturalresources.wales/guidance-and-advice/business-sectors/farming/good-farming-practice/?lang=en>

Although the site is not directly next to a watercourse, measures should be taken when moving on and off site to minimise pollution, suspended solids, oils and lubricants from entering surface water drains.

The applicant is advised of recent changes to legislation:

[The Water Resources \(Control of Agricultural Pollution\) \(Wales\) Regulations 2021 Guidance for Farmers and Land Managers \(gov.wales\)](#)

[Land management | Sub-topic | GOV.WALES](#)

[The Water Resources \(Control of Agricultural Pollution\) \(Wales\) Regulations 2021: frequently asked questions | GOV.WALES](#)

If you have any queries on the above, please do not hesitate to contact us.

Yours faithfully,

Joy Evans

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales