

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

17/08/2021

Dear Sir/Madam,

**PROPOSAL: DISCHARGE OF CONDITIONS 1(TIME
LIMIT FOR COMENCEMENT OF DEVELOPMENT) 2 (APPROVED PLANS) 3
(MATERIALS) 4 (LAYOUT) 5 (LANDSCAPING) 6 (LANDSCAPING) 7 (ECOLOGY)
8 (ARBORICULTURAL METHOD STATEMENT) 9 (ARBORICULTURAL
SUPERVISION) 10 (LANDSCAPING) 11 (LANDSCAPING TIMESCALE) 12
(LANDSCAPING TIMESCALE) 13 (APPROVED PLANS) AND 14 (DRAINAGE) OF
PLANNING PERMISSION P/2020/0562**

LOCATION: 2A LLWYN Y CIL CHIRK WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 28th July 2021.

We have no objection to the discharge of condition 7 and 14 for the above proposal, we have no comment to make on the remaining conditions.

Condition 7

NRW consider the ecological report (Appendix C – Bat Mitigation Licence Application Report) submitted to discharge Condition No 7 in respect of ecology to be satisfactory.

Condition 14

NRW consider the Drainage report (Appendix A – Proposed Drainage Plan (March 2020) AR-PL-001.7 Rev A) submitted to discharge Condition 14 in respect of drainage to be satisfactory.

We note the application site is within the catchment of the River Dee 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 SAC.

Please additionally note package treatment plant may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site. More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

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.

Yours faithfully

Ruth Prichard

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