

Ein cyf/Our ref: CAS-240154-N9Y2
Eich cyf/Your ref: P/2022/0306

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 06 November 2023

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Codli6 uned ddiwydiannol (dosbarth b2) / erection of 6 no. Industrial units (class b2)

LLEOLIAD/LOCATION: Site Of Wynnstay Technology Park, Llangollen Road, Ruabon, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 October 2023.

We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below is/are included in the approved plans and documents condition on the decision notice:

- **Ecological Appraisal: Wynnstay Park, Ruabon, Wrexham, LI14 6EN. Greenscape Environmental (October 2019).**
- **Ecological Addendum: Wynnstay Park, Ruabon, Wrexham, LI14 6EN. Greenscape Environmental (05/03/2020).**

Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.

Protected Species

We note that the following reports have been submitted in support of the above application:

- **Ecological Appraisal: Wynnstay Park, Ruabon, Wrexham, LI14 6EN. Greenscape Environmental (October 2019).**
- **Ecological Addendum: Wynnstay Park, Ruabon, Wrexham, LI14 6EN. Greenscape Environmental (05/03/2020).**

We consider both the appraisal and addendum to be satisfactory for the purposes of informing the public decision-making process.

The reports must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala 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. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

This application for 6 no. industrial units proposes connection of foul water to the mains sewer. We note information has been provided by DCWW to confirm that the permit for the associated wastewater treatment works has been reviewed against the revised water quality targets for the SAC. DCWW have also confirmed that they have hydraulic capacity to accept the proposed flows from the development without leading to an increase in the environmental impact of storm overflows and will be able to remain within their permit limit for those works. As per our Planning Advice and the information set out in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works', we therefore have no objection to the proposals.

Your Authority will need to take the above into account in your determination of whether the development will have a likely significant effect on the SAC.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

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

Siôn M. Williams

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

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.