Ein cyf/Our ref: CAS-276380-Q6Z1
Eich cyf/Your ref: P/2025/0197

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 04 April 2025

Dear Sir/Madam,

PROPOSAL: CHANGE OF USE OF LAND FROM AGRICULTURE TO TOURIST/VISITOR (SUI GENERIS) FROM 14/07/25 TO 08/09/2025

LOCATION: LAND ADJACENT TO CAR PARK, CHIRK CASTLE, CHIRK, WREXHAM, LL14 5AF

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 10 March 2025.

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

Protected Sites

Site of Special Scientific Interest (SSSI)

The application site lies within Chirk Castle and Parkland SSSI. The policy position on the protection of SSSIs is set out in Planning Policy Wales (PPW) 6.4.25 - 6.4.27. This states there is a presumption against all forms of development in a SSSI as a matter of principle, except for developments necessary for the management of a SSSI and minor developments necessary to secure the SSSI's role as a living landscape. The applicant, The National Trust have been liaising with NRW over the proposal in relation to the SSSI. We have no concerns over the proposal due to its temporary nature and the measures that have been put in place to ensure the features of the SSSI are not adversely affected.

Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our *Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation* (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

We note the application, as submitted, proposes a temporary event. We refer you to our Advice and the section titled '***Advice on temporary events and use of temporary toilet facilities***'

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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

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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.