Ein cyf/Our ref: CAS-277865-R2B3
Eich cyf/Your ref: P/2025/0110

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 01 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CODI CYFLEUSTER DIWYDIANNOL (DOSBARTH B2) / ERECTION OF INDUSTRIAL FACILITY (CLASS B2)

LLEOLIAD/LOCATION: NET WORLD SPORTS, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 31 March 2025.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected species. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that further consideration is required regarding foul drainage. Further details are provided below.

Protected Species

We have reviewed the following information which has been submitted in support of this retrospective application:

- Ecological Desk Study, Industrial Shed at Bryn Lane, Wrexham, Reference 11023.001 Version 2.0, dated March 2025, by The Environment Partnership Ltd
- Ecological Impact Assessment, Industrial Shed at Bryn Lane, Wrexham, Reference 11023.002 Version 2.0, dated March 2025, by The Environment Partnership Ltd

Great crested newts (GCN) are material to the application site.

We understand that the building to which this application relates has been erected. Our interpretation is that the building has been constructed partially on hardstanding and partially on arable land which was part of the overall green area secured as compensation/mitigation land for loss of GCN habitat from the main HQ building by virtue of the extant Section 106 agreement.

It is therefore essential that if the development is to be retained that alternative and appropriate GCN habitat compensation/mitigation is required.

We are aware that the applicant is currently developing proposals for a Strategic Ecological Corridor which may provide the solution to the challenge. However, at this juncture and until such time as the S106 agreement (June 2013) for the HQ is amended we consider it inappropriate for the application for the Extrusion building to be approved as this would compromise the basis of the previous decision regarding the acceptability of the original HQ development.

We therefore advise that the above matters are addressed prior to determination, to inform the decision-making process.

Protected Sites

Special Area of Conservation (SAC)

We note the proposal would increase the number of staff at the HQ building (10 employees). The development intends to connect to the public sewer. The proposed development could potentially therefore lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake Special Area of Conservation. However, you may consider that the proposal would be utilised by members of the local population already served by residential connections to existing public or private sewers discharging within the SAC river catchment. You will need to consider this in your Habitats Regulations Assessment for the proposal.

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,

Rachael Burke
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.