

Ein cyf/Our ref: CAS-280936-N1W6
Eich cyf/Your ref: P/2023/0583

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 28 May 2025

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: CAIS AMLINELLOL AR GYFER ADEILADU ANNEDD
MENTER WLEDIG (CADW POB MATER) / OUTLINE
APPLICATION FOR ERECTION OF RURAL ENTERPRISE
DWELLING (ALL MATTERS RESERVED)**

LLEOLIAD/LOCATION: Tyn Twll, Llanarmon Dc, Wrexham, LL20 7LH

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 16 May 2025.

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

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

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.

However, recognising the specific nature of the application submitted for a private sewage treatment system which meets the screening criteria set out in our [*Advice*](#), we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Dee and Bala Lake SAC in relation to nutrient inputs.

Berwyn Special Protection Area (SPA) / Berwyn and South Clwyd Mountains SAC

The application is located within 285m of the Berwyn SPA and within 460m of the Berwyn and South Clwyd Mountains SAC.

From the information provided, we consider that the proposal is not likely to have a significant effect on the SPA/SAC.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

Berwyn Site of Special Scientific Interest (SSSI)

We have considered the information submitted in support of the above application. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which Berwyn SSSI is of special interest.

Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Assessment for Land at Tyn Twll, by Abor Vitae dated 23.08.2023) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures/ avoidance measures with your internal ecological advisor.

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,

Sara Thomas

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.