Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-285172-Q6R0
Eich cyf/Your ref: P/2025/0443

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 05 August 2025

Annwyl / Dear Mr Fox,

BWRIAD/PROPOSAL: Partial Garage Conversion to Form Additional Bedroom with En-Suite as an Annex from the Main Dwelling

LLEOLIAD/LOCATION: Graig Farm, Pen Y Lan, Ruabon, Wrexham, LL14 6HR

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 23 July 2025.

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

Protected Sites – River Dee Special Area of Conservation (SAC)
We note the application site is within the catchment of the River Dee 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 therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note the application, as submitted, proposes an annex. You may wish to consider whether this development proposal would result in the creation of independent living accommodation, a separate planning unit and/or whether the use can no longer said to be ancillary to the main residence. In this respect, we refer you to our Advice and the section titled '*What does this mean for domestic extensions*?'

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.

Other Matters
The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

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.

Advice for the Developer
Removal of Oil Tank
We note as part of the proposed works that an oil tanker is planned for removal. We refer you to GPP 2: Above ground oil storage tanks for guidance on the tanks removal. Specifically, Section 12 and the section entitled 'What you should do with your old tank'.

If you have any queries on the above, please do not hesitate to contact us.

Yn ddiffuant / Yours sincerely,

Alex Homer
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.