Ellie Jones

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 02 September 2025 13:36
To: planning_admin
Subject: P/2025/0673 - Tanyffordd, Ruthin Road, Bwlchgwyn, Wrexham LL11 5UU NRW:05590022

Dear David,

I refer to your consultation letter referenced P/2025/0673 which we received on 1*st* September 2025.

The proposal states demolition of an existing dwelling and erection of replacement dwelling. The existing floorplans show a 5 bedroom dwelling, whereas the proposed floorplan shows 6 bedrooms, with 1 of the proposed bedrooms clearly labelled as a carer's bedroom.

The dwelling is within the Dee SAC river catchment and is located outside of mains sewer. It is unclear in the application form how foul drainage will be dealt with, please could further information in line with our Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation be provided with the application. Also, would your Authority view this proposal as an increase in nutrient load?

Kind regards,
Shaun
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Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.
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.