Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-287622-N5N7
Eich cyf/Your ref: P/2025/0679

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 23 September 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF RURAL ENTERPRISE DWELLING AND DETACHED GARAGE AND ASSOCIATED WORKS (ALL MATTERS RESERVED)

LLEOLIAD/LOCATION: SPRING HILL FARM, SPRING HILL FARM ROAD, SELATTYN, OSWESTRY, SY10 7NZ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 03 September 2025.

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

Protected Sites

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 information showing the location of the proposed soakaway, and recognising the specific nature of the application submitted e.g. 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 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.

Protected Species

Bats

We note the ecological report submitted in support of the above application (Arbor Vitae, April 2023. Preliminary Ecological Appraisal: Springhill Farm) has described the site as providing negligible potential for roosting bats. We therefore have no adverse comments to make on the application as submitted and advise that you liaise with your authority's ecologist

Great Crested Newts

We note the ecological report submitted in support of the above application (Arbor Vitae, April 2023. Preliminary Ecological Appraisal: Springhill Farm) states that no impacts on GCN are expected in relation to this development, and therefore we have no adverse comments to make on the application as submitted.

We note the ecology reports are dated April 2023, you may wish to discuss whether updated reports are required with your internal ecological advisor.

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.

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

Yn gywir / Yours faithfully,

John Littlemore
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.