Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-288519-N5Y6
Eich cyf/Your ref: P/2025/0685

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 21 October 2025

Dear Sir/Madam,

PROPOSAL: ERECTION OF STORAGE BUILDING CLASS - B8 (STORAGE AND DISTRIBUTION)

LOCATION: UNIT 47 AND 48, CLYWEDOG ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XN

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

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

Land Contamination

Our original letter dated 06 October 2025 (ref: CAS-288519-N5Y6) recommended conditions to address potential contamination risks with the proposal. These conditions were recommended to ensure that any risks to users of the site and neighbouring land were appropriately mitigated.

However, following additional information provided by the applicant via email on 8th October 2025 and further clarification received on email on 9 October 2025 regarding groundwork matters, we are satisfied that the previously advised conditions are no longer necessary. This decision is based on the understanding that no groundworks or drainage works will be undertaken as part of the proposal.

Please note that any changes or amendments to the proposal may require further consultation with us to reassess potential risks from the development.

Protected Species

Our original letter dated 06 October 2025 (ref: CAS-288519-N5Y6) recommended a condition to address the potential risks to Great Crested Newt (GCN), a European

Protected Species as there is a known population in the area. This condition recommended a GCN plan of reasonable avoidance measure to ensure GCN are protected by the development.

However, following additional information provided by the applicant via email on 8th October 2025 regarding the site and clarification of the nature of the proposal, we are satisfied that this previously advised condition is no longer required.

Please note that any changes or amendments to the proposal may require further consultation with us to reassess potential risk from the development.

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.

However, recognising the specific nature of the application submitted e.g. erection of a temporary storage building for commercial use with no proposed connection to foul drainage, 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.

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 on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Shaun 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.