Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-291755-D9H3
Eich cyf/Your ref: P/2025/0810

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 17 November 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CHANGE OF USE OF BUILDING FROM CLASS A1 (GAS SHOWROOM) TO CLASS A3 (CAFE)

LLEOLIAD/LOCATION: 26 RUABON ROAD, WREXHAM, LL13 7PB

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 28 October 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 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, the new use of an existing commercial building already connected to mains drainage, to provide a café (services and facilities) serving a mainly local population, the proposal is likely to meet the screening criteria set out in our Advice. Having regard to the sections *What development proposals are unlikely to increase nutrient levels within a river SAC?* and *What types of non-residential development lead to increases in nutrient discharges?* 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 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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Tanya Dearing
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.