Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-295384-P1F9
Eich cyf/Your ref: P/2025/0907

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 23 December 2025

Dear Jenni Perkins,

BWRIAD/PROPOSAL: CONVERSION OF BARN TO 2 NO DWELLINGS AND ALL ASSOCIATED WORKS INCLUDING DEMOLITION OF AGRICULTURAL BUILDINGS, INSTALLATION OF PACKAGE TREATMENT PLANT AND UPGRADING OF EXISTING ACCESS

LLEOLIAD/LOCATION: CROXTON FARM, HANMER, WHITCHURCH, SY13 3BS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 December 2025.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites – Foul Drainage

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 (22 October 2025), 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 from the information submitted that a new septic tank is to be installed to service the 2 dwellings. As such, we refer you to our Advice and advise you to seek further information from the applicant. We note that information has already been submitted in respect of the treatment plant and soakaway location and percolation test results. However, we advise you to seek further information as identified in the section titled *'What does this mean for development proposals involving private sewage treatment systems'* of that Advice. No information has been provided in relation to the new drainage field being proposed close to other known existing drainage fields. Croxton Farm is adjacent to the proposed development. We advise that further information is provided in relation to that

foul drainage system (distance from proposed system, type of tank/plant and location of any discharge).

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

Protected Species

We note that the information submitted in support of the above application (Bat Presence / Absence Survey, UPS, reference: UES04849/04,16th September 2025) has identified that bats are unlikely to be using the application site for roosting but were using the site for commuting/foraging. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures/ avoidance measures 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 about the above, please do not hesitate to contact us.

Yours faithfully,

Gareth Thomas
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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.