Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-295404-Q8D3
Eich cyf/Your ref: P/2025/0910

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 31 December 2025

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: EXTENSION TO EXISTING AGRICULTURAL STORAGE BUILDING AND ASSOCIATED WORKS

LLEOLIAD/LOCATION: LAND WEST OF GARDEN HOUSE, ERBISTOCK, WREXHAM, LL13 0DL

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 12 December 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 (22 October 2025), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. We refer you in particular to the section of our Advice titled '*What does this mean for agricultural developments?*'

We note from the information submitted that the proposed development is an extension to the western elevation of the existing steel-portal framed building on the site, and associated works, to provide storage for hay, crops and agricultural equipment. We note that it is not the Applicant's intention to increase stock numbers.

In consideration of the above, provided that you are able to conclude that the development is not likely to have a significant effect on the SAC, we have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, 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.

European Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Appraisal, Arbor Vitae, dated 26/11/2025) has identified that European protected species are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of protected species.

We recommend that you discuss the need to secure 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.

Yn gywir / Yours faithfully,

Siôn M. Williams
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.