Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-294915-W9H6
Eich cyf/Your ref: P/2025/0794

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 06 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Discharge of conditions 4 (Biodiversity), 5 (Ecology), 6 (Biosecurity), 8 (Contamination) and 10 (Bicycle parking) of planning permission P/2022/0411

LLEOLIAD/LOCATION: Land Next To Unit 33, Abenbury Way, Wrexham Industrial Estate, Wrexham, LL13 9UZ

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information for the above, which we received on 05 December 2025.

We continue to have concerns with the application as submitted. We have no comment in relation to the discharge of conditions 4 and 10. We have no objection to the discharge of conditions 6 and 8. We do not recommend your Authority discharges condition 5 for the following reasons.

Condition 5 (Ecology)

We have reviewed the following report submitted in support of the discharge of condition 5:

- Land Adjacent to 33 Abenbury Way, Wrexham Industrial Estate, SY14 7LH: Great Crested Newt Reasonable Avoidance Measures - Method Statement, dated 17/09/2025, Wildbanks Conservation Ltd.

We concur with a reasonable avoidance measures (RAM) based approach to ensuring the safeguard and protect great crested newts (GCN) together with a proposed mitigation area. We understand that these works are proposed to be carried out without a licence and that a GCN mitigation is proposed.

We note reference to the size of the great crested newt population. In our view, Wrexham Industrial Estate and its environs support a nationally important population of GCN. However, the current conservation status of the population is unfavourable.

We note that Paragraph 3.7.7 of the method statement states “Any amphibian individuals found will be caught and transferred to a designated area that is away from the development works, such as receptor site (see Fig. 2). We advise that any works that involve the translocation of GCN are carried out under licence. If works are carried out without a licence, works must immediately stop in the event of one or more GCN being found. Works must only resume on receipt of the appropriate licence.

Figure 3 of the report shows the fencing specification buried to a depth of 200mm; we advise the minimum depth of amphibian fencing is 350mm owing to the predominantly subterranean behaviour of the species

The submitted report does not include any measures to evidence compliant implementation of the proposals.

Therefore, we do not recommend that condition 5 is discharged until the points above are addressed.

Condition 6 (Biosecurity)

We have reviewed the ecological report (Land Adjacent to 33 Abenbury Way, Wrexham Industrial Estate, SY14 7LH: Biosecurity Risk Assessment, dated 2025, Wildbanks Conservation Ltd.) submitted in support of condition 6. We consider that the submitted report is satisfactory for the purposes of discharging Condition 6.

Condition 8 (Contamination)

The application site is located on a Principal aquifer and within a source protection zone, there is also a local drain network within 25m

We have reviewed the following reports submitted in support of the discharge of condition 8:

- Phase 1 Contaminated Land Assessment (Desk Study), Report reference R3458-R01-v1, dated August 2025, Smith Grant Environmental Consultancy
- Phase 2 Contaminated Land Assessment (Intrusive Investigation), Report reference R3458-R02-v1.November 2025, Smith Grant Environmental Consultancy

We consider that the submitted report is satisfactory for the purposes of discharging Condition 8.

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,

Rachael Burke
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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.