Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-295544-N7W5
Eich cyf/Your ref: P/2025/0939

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 15 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Conversion of barn to holiday let, conversion of outbuilding to office, alterations to farmhouse including single storey side extension, replacement windows, alterations to steel frame building, construction of new garage and access and installation of treatment plant

LLEOLIAD/LOCATION: Pont Y Meibion, Tregeiriog, Llangollen, LL20 7HS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 15 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 the development proposes installation of a new package treatment plant to discharge foul drainage to ground. As such, the development has the potential to increase the amount of nutrients being discharged from the site.

We note the submission of percolation test results report which confirm the ground conditions are acceptable for discharging foul waters from the proposed package treatment plant. In addition to this, we confirm that the drainage field seems sufficient as per the submitted percolation test results and submitted drainage field information.

However, we advise you to seek further information as identified in the section titled 'What development proposals are unlikely to increase nutrient levels within a river SAC?' and in particular this should include calculations demonstrating the proposed maximum daily flow post-development.

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.

Special Area of Conservation (SAC)

The application site is located 125m away from the River Dee and Bala Lake SAC.

Construction Impacts
From the information provided, we consider that the construction phase of the proposal is not likely to have a significant effect on the SAC site due to the nature of the proposed development and lack of potential pathways to the protected site.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Site of Special Scientific Interest (SSSI)

The application site is located 125m away from the River Dee SSSI.

NRW consider the proposals have the potential to impact upon the River Dee SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded

Protected Species

We note that the ecological assessment submitted in support of the above application (Ecological Impact Assessment at Pont y Meibion by Susan Worsfold, report dated 02 December 2024 Ref: PON290724) has identified that bats are not using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

However, we note a number of otter records within the area and therefore we advise liaison with your internal ecological advisor in terms of further consideration of this species.

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,

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.