Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-296435-H0Z6
Eich cyf/Your ref: P/2025/0907

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 16 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

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 05 January 2026.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Sites and 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.

However, recognising the specific nature of the application submitted, which meets the screening criteria set out in our Advice, 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 and Bala Lake SAC in relation to nutrient inputs.

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 on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

John Littlemore
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.