Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-295504-P2W5

Peter Miller
By email: mtpuk1@yahoo.com

Dyddiad/Date: 09 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED

BWRIAD/PROPOSAL: For change of use from haulage yard storage to a waste recycling facility for the shredding of components

LLEOLIAD/LOCATION: Land North at Unit 1 First Avenue, Redwither Business Park, Wrexham, LL13 9XP

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 15 December 2025.

Based on the information provided, we would have no objection to the proposed development 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. We would therefore advise that the Local Planning Authority (LPA) should consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note that Section 4 of the Highway Statement contained within TeleCycle Ltd Pre-Application Planning Consultation Report 2025 states existing staff as 36 and that the proposal will reduce to 24 staff.

However, the submitted Foul Drainage Statement refers to the proposed staff as 12. During the consultation period we received clarification (during a phonecall on 16/12/2025 and email dated 17/12/2025) that the Highway Report (Statement) would be updated to reflect the correct number 12 staff, as referenced in the Foul Drainage

Statement. We note overall there is a reduction in the number of staff based at the premises.

We refer you to our Advice and advise you to provide the LPA with the updated correct figures regarding proposed staffing numbers.

Provided this advice is followed and the LPA are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA for the purposes of their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

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.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
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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.