Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-296724-H8G7
Eich cyf/Your ref: P/2024/1340

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 28 January 2026

Dear Jenni Perkins,

BWRIAD/PROPOSAL: NEWID DEFNYDD ADEILADAU FFERM YN SWYDDFEYDD / CHANGE OF USE OF FARM BUILDINGS TO OFFICES

LLEOLIAD/LOCATION: CHETWYND GROVE, BANGOR ROAD, CROSS LANES, WREXHAM, LL13 0TF

We refer to further foul drainage information received about the above, which we received on 08 January 2026.

We continue to have concerns with the application as submitted. To overcome these concerns, further consideration is required regarding foul drainage. Further details are provided below.

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 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 that the revised proposed method of foul drainage within the email by the applicant dated 3rd June 2025 as a new cesspit/cesspool. The applicant has provided further information on this system dated 8th January 2026, including percolation test results that demonstrate that discharge to ground would not be a viable option.

You can refer to our Advice for further information on Habitats Regulations Assessment. The Advice also gives specific advice in respect of foul drainage arrangements for new developments. We have specific guidance on use of cesspits in the section titled ‘How should the disposal of sludge from private wastewater treatment systems be considered in a Habitats Regulations Assessment?’

It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination of the ground, groundwater and sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

An Appropriate Assessment should be carried out by the Competent Authority under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) as a likely significant effect from cannot be ruled out.

Protected Species

We note the bat report submitted in support of the above application (Arbor Vitae, June 2024. Preliminary Ecological Appraisal) has identified that bats or Great Crested Newts (GCN) were not using the application site. We therefore have no adverse comments to make on the application as submitted.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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.

Yours faithfully,

Gareth Thomas
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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.