Ein cyf/Our ref: CAS-298011-T2Q1
Eich cyf/Your ref: P/2026/0012

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 28 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF BUILDING (CLASS D2-GYM) WITH ASSOCATED LANDSCAPING AND PARKING AREAS.

LLEOLIAD/LOCATION: LAND AT, VAUXHALL INDUSTRIAL ESTATE, RUABON, WREXHAM, LL14 6HA

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 22 January 2026.

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

Protected Sites
We note the application site is within the catchment of the River Dee 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 (a building that will provide services/facilities for the local population) 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 SAC in relation to nutrient inputs.

Protected Species
No ecological information has been submitted in support of this application. We note the presence of a pond within 25m of the proposed development. We advise you that there are multiple records of great crested newts in the vicinity of the site.

We therefore recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

Pollution of controlled water
Our map data has identified a culvert passes beneath the access road to the development site.
There is risk of breaking into this culverted section of the Afon Goch during excavations while preparing services foundations for the development, which has potential to lead to a pollution incident.

Therefore, we advise that Ordinary Watercourse Consent may be required and during the construction phase precautions should be taken to prevent contamination of surface water drains and local watercourses.
Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages.

For further guidance please refer to GPP 5 on the NetRegs website

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,

Cinzia Sertorio
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 4696

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.