Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-298089-S4N5
Eich cyf/Your ref: P/2026/0019

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 29 January 2026

Annwyl / Dear Ms Perkins,

BWRIAD/PROPOSAL: Change of use of building from class B8 (storage and distribution) to mixed class A1/A3 (retail) and associated works

LLEOLIAD/LOCATION: Unit A, Croesnewydd Road, Wrexham, LL13 7TB

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales (NRW) about the above, which we received on 23 January 2026.

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

Flood Risk
The planning application proposes less vulnerable development. The Flood Map for Planning identifies the application site to be at risk of flooding and within Flood Zone 2 (Rivers).

We refer you to Section 10 of Technical Advice Note 15: Development, flooding and coastal erosion, dated 2025 (TAN15) for advice on how you should consider this application in line with current planning policy. Our role is to provide you with detailed advice on the findings and conclusions of the Flood Consequences Assessment (FCA) in relation to flooding from rivers and/or the sea, including the impact on flooding elsewhere. For advice on flood risk from surface water and or small watercourses you should consult with your Lead Local Flood Authority.

Therefore, we have reviewed the FCA undertaken by Geosmart Information Ltd, dated 09/01/2026, reference 87685R1. Our advice to you is that the FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection to the application on flood risk grounds as submitted. Further detail is provided below.

We note the FCA demonstrates fluvial flood risk to the site is very low. The FCA has appropriately considered flood risk to the development and utilises the latest model information. We agree with the proportionate recommendations outlined in the FCA, relating to floor raising and signing up to NRW flood alerts, and advise your Authority to pursue these measures.

Protected Sites – River Dee Special Area of Conservation (SAC)
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 development intended to provide a service for a local population already served by residential connections within the SAC catchment, 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.

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 ddiffuant / Yours sincerely,

Alex Homer
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.