Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-295906-M9S5
Eich cyf/Your ref: P/2025/0948

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 30 January 2026

Dear Sir/Madam,

PROPOSAL: VARIATION OF CONDITIONS 2, 3, 4, 6, 7, 8, 9, 11, 13, 14, 15, 18 AND 22 OF PLANNING PERMISSION P/2023/0095 TO AMEND APPROVED PLANS – SUBSITUTION OF HOUSE TYPES AND AMEND WORDING OF CONDITION

LOCATION: MORETON INN, RUABON ROAD, RUABON, WREXHAM, LL14 6PU

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 18 December 2025.

We have concerns with the application as submitted. To overcome these concerns, further consideration is required regarding the variation of condition 13. Further details are provided below.

We have no objection to the variation of condition 7, 8, 11, and 22 and have no comment to make on the variation of conditions 2,3,4, 6, 9, 3, 14, 15 and 18.

Condition 13 – 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 this is an application to vary condition 13 of planning permission P/2023/0095. As such, even though the development proposed was judged to be acceptable in principle when the original permission was granted, that decision predates the publication of our updated river SAC Advice. We therefore advise that you will need to consider the implications of this as part of your determination of this application. For further information, please refer to our Advice.

We also advise that your Authority considers the Supreme Court's recent judgment in C G Fry & Son Limited v Secretary of State for Housing, Communities and Local Government [2025] UKSC 35. The implication of the Fry judgement is that where there is an application relating to an implementing decision under a planning permission, a Habitat Regulations Assessment (HRA) may need to be carried out in respect of the project. We suggest you seek your own expert advice on this matter, to properly inform your determination of the application as submitted.

Ultimately, it is for your Authority to consider to what extent the above is a material consideration in the context of the current application. If you determine that NRW's Advice is a material consideration to this application, then you will need to consider the Habitats Regulations and screen the proposal accordingly.

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.

Yours faithfully,

Ruth Prichard
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.