Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-297180-N7F2
Eich cyf/Your ref: P/2025/0916

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 02 February 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN AND ERECTION OF 4 NO STABLES, TRACK ACCESS AND SITING OF A STORAGE CONTAINER

LLEOLIAD/LOCATION: LAND OPPOSITE VRON FARM, LLEWELYN ROAD, VRON, TANYFRON, WREXHAM, LL11 5TW.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 13 January 2026.

We have no objection to the proposed development as submitted 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.

However, the application as submitted is unlikely to increase the amount of nutrients entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Please note, any manure produced must be managed (storage and application to land) in line with The Code of Good Agricultural Practice (CoGAP) for the Protection of Water, Soil and Air for Wales. If manure is managed correctly then the application as submitted is unlikely to increase the amount of nutrients entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Appraisal by Switch Ecology, dated 4th July 2025) has identified that bats are unlikely to be using the application site. We note section 5.3.2 of the report states the following two points:

- It is recommended that any lighting utilised on the site is designed in a low impact manner, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2023). The design of the lighting should ensure there is no light spill onto the mature oak tree or associated hedgerow along the southern boundary of the site.
- 5.3.2.2. If it is not possible to restrict the site lighting and retain a dark buffer to the hedgerow and oak tree it is recommended that further surveys are carried out, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2023), to establish whether roosting bats are present in the oak tree and whether the hedgerow is utilised as a foraging and commuting corridor.

We advise you discuss this further with your internal ecological advisor.

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 on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

John Littlemore
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.