

Ein cyf/Our ref: CAS-297303-Y7V0
Eich cyf/Your ref: P/2023/0050

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 03 February 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Residential development of 83no. affordable homes, vehicular access off Mold Road with associated landscaping, open space and associated infrastructure

LLEOLIAD/LOCATION: Land At Stansty Fields, Mold Road, Stansty, Wrexham, LL11 4AX

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 15 January 2026.

We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected species. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, conditions regarding protected species should be attached to any planning permission granted. Without the inclusion of these conditions, we would object to this planning application.

We also advise that 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.

This application for the erection of 83 dwellings proposes connection of foul water to the mains sewer. The proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake SAC. The majority of the River Dee and Bala Lake catchment is currently failing to meet water quality targets for phosphorus. The nutrient impacts of new connections need to be considered on a case-by-case basis within the Habitats Regulations Assessment process.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. We advise your Authority that further consideration is required and to follow our [Advice](#) specifically the section titled '*What does this mean for development proposals involving connection to public wastewater treatment works?*'

We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you conclude that an Appropriate Assessment is required, the Applicant will need to provide whatever evidence they consider appropriate (seeking advice from consultants as necessary) to demonstrate no adverse effect on site integrity.

Please consult us on any Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). However, until the development can demonstrate it will not lead to an increase of phosphorus load from the receiving wastewater treatment works into the river we are unable to advise that the proposed development would not result in an adverse effect on the integrity of the site.

Protected Species

Bats

We note that the Preliminary Ecological Appraisal (PEA) submitted in support of the above application (Ascerta, March 2022) has identified that there is a possibility of bats being present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'. However, we advise that the bat report has insufficient information to assess the need for avoidance / mitigation measures.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "*demonstration of no detriment to the maintenance of the favourable conservation status of European protected species*".

We note the submission of an Arboricultural Impact Assessment (reference P.1626.22, updated 18/11/2025, Ascerta) which provides details regarding trees to be felled or pruned. However, there does not appear to have been an assessment regarding potential roost features of the trees within the application site, including those proposed for felling/pruning work.

We therefore continue to advise that further information is required to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

It is not clear from the plans as to the actual location of the trees categorised as having low suitability for bats. Details on whether or not they would be felled or pruned to accommodate the development should be provided. If any of these trees are to be felled, then we would expect details showing appropriate soft felling proposals to be submitted.

In the meantime, we are unable to give you any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Great Crested Newt (GCN)

We have reviewed the following amended reports submitted in support of the application:

- Great Crested Newt Mitigation Strategy: land at Mold Road, Gwersyllt, reference P.1626.22, updated 18/11/2025, Ascerta.
- Landscape and Ecological Management Plan Land at Mold Road, Gwersyllt, reference P.1626.25, updated 04/11/2025, Ascerta.

The amended reports do not provide sufficient detail regarding impacts on GCN during the construction or operational phase and there is insufficient information provided in relation to the long-term management, maintenance and monitoring of the mitigation area and GCN.

Great Crested Newt Mitigation Strategy

- Section 2.0 of the report refers to Natural England issuing a European Protected Species licence, this should be amended to refer to Natural Resources Wales.
- Section 5.2 'Habitat Creation, Restoration and Enhancement' should be updated to include a losses and gains table to clearly show the area and types of habitats being lost as a result of the development along with areas and types of habitats being created within the mitigation area.
- Section 5.3 does not contain sufficient detail regarding operational impacts on GCN e.g. incidental capture/killing in gully pots.
- Section 5.5 does not contain sufficient information regarding wash down areas or biosecurity measures to be taken during the construction phase.
- Section 5.6 does not contain sufficient information regarding the post development long-term habitat management, site maintenance or population monitoring.

Landscape and Ecological Management Plan (LEMP)

- Section 2.4 refers to the appointment of a Management Company to be responsible for the implementation of the LEMP. We advise that the owner/occupier of the ecology area will need to accord with the definition of a responsible body under Part

7 of the Environment Act 2021. The current proposals regarding the ecology area do not satisfy this requirement.

- The Landscape Design Objectives in section 3 do not appropriately consider GCN as a feature of interest.
- The stated GCN Management Objectives within section 4.1 do not provide sufficient detail. Objectives should be clear and linked to defined key performance indicators relevant to GCN.
- Section 5 of the LEMP, 'Detailed Management Proposals', does not provide sufficient details regarding the inspection and maintenance of the aquatic and terrestrial habitats within the GCN mitigation area. There is no reference to European Protected Species licensing requirements for habitat maintenance/management and no reference to long-term monitoring or wardening of the site. It is therefore unsatisfactory for the purposes of demonstrating that the long-term attribute of conservation status has been met.

Whilst we consider that the above reports provide an adequate basis upon which to consider the potential impacts of the scheme on this species, aspects of the proposed scheme will require further development. However, this further information can be provided via a suitably worded condition, included on the decision notice.

We therefore continue to advise the following condition and obligation in respect of GCN are included on any permission granted.

Condition 1: No development, including site clearance, shall commence until a Great Crested Newt (GCN) Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should build upon the principles outlined in the Great Crested Newt Mitigation Plan and include, but not necessarily be limited to:

- The submission (to include proposed timescales and reporting requirements) of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to:
 - fence specifications, locations, construction and maintenance (one-way amphibian fence, prior to and throughout the duration of construction operations)
 - considerations of access issues (including PROW if applicable)
 - monitoring and maintenance requirements and supervised removal.
- The detail of habitat retention, enhancement and creation proposals associated with terrestrial and aquatic habitats. Details to include plans and timescales.
- The submission of a long-term site management plan (not less than 25 years) that includes:
 - defined aims and objectives (including defined key performance indicators for long term monitoring indicators)
 - details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition
 - details of monitoring methodologies for species
 - details of scheduling and timings of activities
 - contingency measures if fish or invasive non-native species (INNS) are detected
 - current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology and heritage area to be approved by the Local Planning Authority)
 - persons or bodies responsible for undertaking management and surveillance together with required skills and competencies

- site liaison and wardening
- licensing requirements
- biosecurity measures which consider invasive non-native species and specific diseases (e.g., Chytrid) to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation.
- details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed
- The submission of detailed measures including plans designed to prevent the accidental capture/killing of GCN during operational phases of the scheme (including the installation and maintenance of an amphibian-friendly surface water management system that does not include gully pots (or other similar features).
- Details of timing, phasing and duration of construction activities and conservation measures.
- Post-construction monitoring and record dissemination for a period of not less than 25 years. Methodology shall include annual GCN abundance counts and Habitat Suitability Index (HSI) assessments. All ponds (including SuDS water bodies) to be added to the Wales GCN Monitoring Scheme, with individuals/bodies being identified as being responsible for monitoring and reporting works.

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that GCN are protected by the development.

Condition 2: No development, including site clearance, shall commence until a Biosecurity Risk Assessment and Method Statement, that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment and associated Method Statement shall be carried out in accordance with the approved details

Justification: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site.

Planning Obligation: A Planning Obligation Section 106 Agreement (will be required. We advise that in respect of any such agreement, provisions relating to ecology include

- defined commuted sum and/or requirement for index linked ground rent service charges to include ecological management, surveillance and wardening in perpetuity (a costed management plan will be required to inform costings)
- identification of relevant land to be subject to the planning obligation and be managed for biodiversity
- delivery of management
- regular liaison meetings
- management plan review, at minimum 5 years
- transfer freehold ownership of the defined Ecology Area to a body that accords with the definition of “responsible” under Part 7 of the Environment Act 2021 [e.g., an appropriate body that is approved by the Local Planning Authority] before the construction and occupation of the 70th dwelling

- Tenure and any proposed changes to tenure shall be carried to the satisfaction of the LPA in consultation with NRW

We also advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note that any changes to proposals between planning consent and the licence application may affect the outcome of a licence application.

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,

Rachael Burke

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.