Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-298876-R7G7
Eich cyf/Your ref: P/2026/0045

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 10 February 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: DISCHARGE OF CONDITIONS 9 (PHOTOGRAHIC SURVEY) AND 12 (CONSERVATION PLAN) OF PLANNING PERMISSION P/2020/0576

LLEOLIAD/LOCATION: JAMES FARM, RUABON, WREXHAM, LL14 6DW

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 30 January 2026.

We have no objection to the discharge of Condition 12. Further details are provided below. We have no comment to make on Condition 9.

Condition 12 – Species Conservation Scheme

We have reviewed the submitted bat conservation plan (Yorke Associates Ecological Consultants, October 2025, James Farm, Ruabon Species Conservation Scheme) and consider it to be satisfactory. We therefore have no objection to the discharge of condition 12 of permission P/2020/0576.

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. 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 discharge condition 12 of planning permission P/2020/0576. 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 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.

Yn gywir / Yours faithfully,

Pauline Gallagher Brown
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.