Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-298005-N7V3
Eich cyf/Your ref: P/2025/0946

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 10 February 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: OUTLINE APPLICATION FOR ERECTION OF ONE DWELLING (ALL MATTERS RESERVED)

LLEOLIAD/LOCATION: LAND TO THE REAR OF 11 AND 11A, STANLEY ROAD, PONCIAU, WREXHAM, LL14 1HH

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales about the above, which we received on 22 January 2026.

We have concerns with the application as submitted. To overcome these concerns, further consideration is required regarding foul drainage. Further details are provided below.

Protected Sites – River Dee Special Area of Conservaton (SAC)
Although not stated in the outline application, noting the site is in a sewered area we assume that the proposed development will be served by mains foul drainage. We therefore advise as follows:

We note the application site is within the catchment of the River Dee 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 a dwelling 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 SAC. The majority of the River Dee 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 would be unable to advise you that the proposed development would not result in an adverse effect on the integrity of the site.

Protected Species
No ecological information has been submitted in support of this application. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

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.

Advice for the Developer
Ground Conditions
We have reviewed the submitted Coal Mining Risk Assessment, Bernfels Court, Ponciau (prepared by NKC Geotech Ltd, dated 17th January 2026). We note that mitigation works may be required following further investigation on site, as detailed in the report as follows:

'If the Main Coal is proved to be under 25m deep, the site will require remedial works by drilling and grouting the old workings under the bearing areas of the proposed buildings to prevent collapse. An MRA Permit will be required for the intrusive investigation drilling, and a further Permit required if remedial stabilisation works are necessary'.

If grouting is required, we advise the applicant to consult us as whether a discharge to ground permit under the Environmental Permitting Regulations is required.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Tanya Dearing

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

E-bost/E-mail: MidPlanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 4175

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.