Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-298047-F1V8
Eich cyf/Your ref: P/2025/0772

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 10 February 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Troi adeilad (anecs a gweithdai) yn annedd sengl ac addasiadau i fynediad cerbydau bresennol / Conversion of building (annex and workshops) into single dwelling and alterations to existing vehicular access.

LLEOLIAD/LOCATION: Bryn Eglwys, Castle Road, Chirk, Wrexham, LL14 5BS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information above, which we received on 22 January 2026.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

Approved Documents:

- **Bat and Bird Survey Report, The Coach House at Bryn Eglwys, dated 27/11/2025, Wildbanks Conservation**
- **Elevations as Proposed, Project No: 25025, Drawing No P-20 revision C dated 14/01/2026**

Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.

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 conversion of buildings (workshops and annexe) into a single 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 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?*' (Add other relevant sections of the advice here dependent on the Application).

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 your 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 provide you with any assurance that the proposed development would not result in an adverse effect on the integrity of the site.

Protected Species

We have reviewed the following information submitted in support of the application:

- Bat and Bird Survey Report, The Coach House at Bryn Eglwys, dated 27/11/2025, Wildbanks Conservation

We note that the Bat and Bird Survey Report submitted in support of the above application has identified that the application site supports roost sites for the following species of bats:

- Soprano pipistrelle (n=1)
- Common Pipistrelle (n=3)
- Brown long-eared (n=1)
- Whiskered/Brandt's (n=1)

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 consider that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on this species and inform the decision-making process.

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.

Therefore, we advise that the following documents are included in the approved list of plans / documents condition within the decision notice:

- Bat and Bird Survey Report, The Coach House at Bryn Eglwys, dated 27/11/2025, Wildbanks Conservation
- Elevations as Proposed, Project No: 25025, Drawing No P-20 revision C dated 14/01/2026

We advise that the works are carried out under a European Protected Species 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, any changes to plans 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.