Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-301268-L0N4
Eich cyf/Your ref: P/2026/0088

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 10 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF SINGLE STOREY OUTBUILDING ANCILLARY TO MAIN DWELLING

LLEOLIAD/LOCATION: LLAN GAU, LLANARMON DYFFRYN CEIRIOG, LLANGOLLEN, LL20 7LL

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 20 February 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, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

However, recognising the specific nature of the application submitted i.e. private sewage treatment system which meets the screening criteria set out in our Advice (composting toilet), we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Dee and Bala Lake SAC in relation to nutrient inputs.

Please note, our response above is based on the understanding the design of the permanently sited composting toilets will separate the urine and sanitary waste from the solids.

Any compost type toilet that does not separate solids and liquids is a cesspool and should have the resultant waste collected by a registered waste carrier for treatment at an appropriately permitted site and should not be applied to land.

Protected Species

We note that the information submitted in support of the above application (Switch Ecology, 29 January 2026, Preliminary Ecological Appraisal) has identified that the cottage onsite has moderate roosting potential, with potential roost features within trees onsite. However, the proposed development will not directly affect the existing cottage or trees onsite. The proposed building will use existing hard standing. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further avoidance measures 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 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

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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.