Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-301506-R9K8
Eich cyf/Your ref: P/2026/0041

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 16 March 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: ERECTION OF DWELLING WITH DETACHED GARAGE

LLEOLIAD/LOCATION: 10 POPLAR ROAD, PEN-Y-CAE, WREXHAM, LL14 2PY

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 February 2026.

We 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 foul drainage. If this information is not provided, we would object to this planning application. 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.

We note that the application is for the erection of a dwelling and that the application form lists the method of foul drainage as ‘unknown’. It is also noted that the site lies within the mains sewerage catchment. On the assumption that the intention is to connect to the mains, the proposed development could potentially lead to an increase in phosphorus loading from the receiving wastewater treatment works into the River Dee and Bala Lake SAC.

The majority of the River Dee and Bala Lake SAC 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?*'

Protected Species

We note that the information submitted in support of the above application (Ecological Impact Assessment, dated 9th April 2024. Reference 10P040324) has identified that bats are not evident on site, although there is a possibility of bats commuting and foraging within the application site site. We therefore have no comments to make on the application as submitted in respect of bats.

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 on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

John Littlemore
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.