Ein cyf/Our ref: CAS-304031-X9K0
Eich cyf/Your ref: P/2025/0939

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 02 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Conversion of barn to holiday let, conversion of outbuilding to office, alterations to farmhouse including single storey side extension, replacement windows, alterations to steel frame building, construction of new garage and access and installation of treatment plant.

LLEOLIAD/LOCATION: Pont Y Meibion, Tregeiriog, Llangollen, LL20 7HS

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) with additional information about the above, which we received on 24 March 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

Foul Drainage (Nutrients)

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. 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 from the information that a new package treatment plant is proposed and then discharged to the existing soakaway. We advise that replacing the existing septic tank to a package treatment plant would constitute as an environmental betterment in terms of pollution risk and effluent assuming the system is maintained in accordance with the manufacturers recommendations.

However, we note from the additional submitted information (Nutrient Neutrality Assessment) that the maximum flow rate post-development would equate to approximately 2.4m³/day.

As outlined in our advice, specifically the section titled 'What does this mean for development proposals involving private sewage systems', larger discharges (>2m³/day) will need to be subject to an Appropriate Assessment and will likely require an environmental permit to discharge. As such, we advise your Authority takes this into consideration when determining the application.

Where increases in wastewater to an existing private sewage treatment system are being proposed in association with a development, we advise your Authority to obtain a detailed design of the private drainage system (including an assessment of ground conditions in the drainage field) to demonstrate that it can accommodate increased flow and continue to operate effectively.

Please refer the Applicant to the 'Advice for the Developer' section below for advice on applying for an environmental permit to discharge and information on pollution prevention.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. 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 determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

Special Area of Conservation (SAC)

The application site is located 125m away from the River Dee and Bala Lake SAC.

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC due to the lack of potential pathways to the protected site.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Site of Special Scientific Interest (SSSI)

The application site is located 125m away from the River Dee SSSI.

We have considered the information submitted in support of the above planning application. Based on the information submitted, we consider that the proposed development is not likely to damage the notified features of the River Dee SSSI.

Modifications to the proposed development may affect our view, and should merit a further consultation with us.

Protected Species

We note that the ecological assessment submitted in support of the above application (Ecological Impact Assessment at Pont y Meibion by Susan Worsfold, report dated 02 December 2024 Ref: PON290724) has identified that bats are not using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

However, we note a number of otter records within the area and therefore we advise liaison with your internal ecological advisor in terms of further consideration of this species.

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

Envronmental Permit and Pollution Prevention

As this development will likely require an environmental permit to discharge, we advise the Applicant to contact our permitting team at the earliest opportunity to avoid conflict between grant of a planning permission and a permit.

The Applicant should be advised that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Further details on applying for an environmental permit can be found here.

Further information may be required as part of the permit application. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity. Further details on how to access our pre-application advice can be found here.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

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

Yn gywir / Yours faithfully,

Shaun Thomas
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.