Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-305102-L1C7
Eich cyf/Your ref: P/2024/1049

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 09 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: CHANGE OF USE OF AGRICULTRUAL LAND TO GYPSY/TRAVELLER SITE FOR SINGLE FAMILY PITCH INCLUDING BIO-DISC SEWAGE TREATMENT PLANT AND IMPROVED VEHICULAR ACCESS, HARD STANDING AND TURNING AREA**

**LLEOLIAD/LOCATION: Land at, Llyndir Lane, Rossett, Wrexham, LL12 0DH**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the additional information regarding the above which we received on 01/04/2026.

**We have no objection to the proposed development as submitted and provide the following advice.**

**Protected Sites – 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 (28 June 2024), 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 a private sewage treatment system which now meets the screening criteria set out in our Advice, 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.

**Flood Risk**

We note that the planning application was validated on 20/6/2024. In accordance with Welsh Government's Written Statement dated 31 March 2025, our advice is based on Technical Advice Note 15 (TAN15), July 2004.

The planning application proposes highly vulnerable development (Gypsy/Traveller site). The application site is within Zone B of the Development Advice Map (DAM) contained in TAN15 (2004). However, our Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and within Flood Zone 2 (Rivers).

As confirmed in the letter from Welsh Government dated 15 December 2021, the FMfP represents better and more up-to-date information on areas at flood risk than the DAM.

The Flood Consequences Assessment (FCA) undertaken by FloodSmart Plus, dated 23/05/2025, reference 85344R1, shows that the risks and consequences of flooding are manageable to an acceptable level. Therefore, we have no objection on flood risk grounds to the application as submitted.

Subject to no further fluvial or operational risk being raised by the Lead Local Flood Authority, we advise that any low probability, low risk fluvial flood risk could be managed by ensuring that all vulnerable development/thresholds are set at least 200mm above adjacent ground level or for retrospective development, appropriate flood proofing and resilience measures adopted.

A suitable buffer zone should be maintained alongside all open watercourses that border the site.

The above advice is based on a proportionate approach given the scale of the proposed development. Any intensification of development on the site may require further flood risk assessment and submission of a detailed FCA.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

**Protected Species**

We note that the ecological report submitted in support of the above application (Ecological Impact Assessment at Llyndir Lane, Rossett, Wrexham, by Susan Worsfold, dated 14/02/2025) has identified that protected species are not present at the application site. We therefore have no comments to make on the application as submitted, and advise that you liaise with your own Authority's ecologist.

**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,

**Rhys Jones**
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.