Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-305986-P0J0

Your Ref: P/2026/0187

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 27 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Prior Notification For Demolition Of Buildings

Lleoliad/Location: Land At Dennis Ruabon Ltd, Hafod, Ruabon, Wrexham, LL14 6ET

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above prior approval application, which we received on 15 April 2026.

Protected Sites

River Dee and Bala Lake Special Area of Conservation (SAC)

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 Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive 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 for the demolition of buildings with no foul drainage proposals attached, 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.

Johnstown Newts Site SAC

The site is located adjacent to the Johnstown Newts Site Special Area of Conservation (SAC).

We note no information has been submitted regarding Great Crested Newts and would advise your authority that as the competent authority under the Conservation of Habitats

and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of 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. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC site.

Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI)

The site also lies adjacent to the Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI). We note no ecological information has been submitted and so cannot comment fully on whether the notified features of the SSSI will also be adequately safeguarded.

Protected Species

Our records show there may be protected species at and within the vicinity of the site (great crested newts, bats and water voles). As noted above, no ecological information has been submitted with the application, we advise you to liaise with your internal ecologist for further advice.

Groundwater Protection and Land Contamination

Advice on environmental considerations and the assessments needed to support your planning application can be found on our external website.

- For advice on how to deal with possible land contamination on your development visit: Natural Resources Wales / Land contamination
- For advice on how to protect groundwater at your development visit: Natural Resources Wales / Groundwater in Wales: what it is and how to protect it

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,

Ruth Russell
Uwch Gynghorydd - Cynllunio Datblygu/Senior 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.