Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS- 302211-R4W2
Eich cyf/Your ref: P/2026/0116

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 30 April 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: DISCHARGE OF CONDITIONS 3 (LANDSCAPING), 10 (DRAINAGE), 11 (ECOLOGY) AND 15 (ECOLOGY) OF PLANNING PERMISSION P/2025/0567

LLEOLIAD/LOCATION: 2 Mill Lane Cottages, Horsemans Green, Whitchurch.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above.

We have concerns with the application as submitted. We do not recommend your Authority discharges condition 11 for the following reasons.

We have no objection to the discharge of conditions 10 and 15 of planning permission P/2025/0567. We have no comments to make on condition 3 landscaping,

Condition 11

Condition 11 states “No part of the development shall commence until a detailed mitigation strategy for the translocation of Great Crested Newts to a suitable receptor site, has been submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall thereafter be completed in all respects in strict accordance with the strategy as may be approved no later than within 2 years of the date of the approval of the Local Planning Authority, and prior to commencement of any other part of the development hereby approved, including demolition.”

The applicant has submitted an ecological report (reference Whitcher, S. (2026). Reasonable Avoidance Measures Statement (RAMS), Switch Ecology. (unpublished report No 20260014) for the purposes of discharging this condition

The submission does not include provisions regarding biosecurity and evidencing compliance and we advise the submission of these elements. We also would advise that provisions of the proposal include the erection of one-way fencing.

We understand that the proposal is for the works to be carried out without a European protected species licence, issued by NRW under the provision of the Conservation of Habitats and Species Regulations 2017 (as amended). In the event of one or more GCN being found, works must immediately stop and only resume under licence.

Condition 15

The applicant has submitted the report Whitcher, S. (2024). Preliminary Ecological Survey (PEA) Switch. (Unpublished Report No. 20240052). We advise this report is satisfactory for the purposes of discharging this condition

Condition 10

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 note the application is supported by Nutrient Calculator and have no objection to the discharge of condition 10.

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC.

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,

Siôn M. Williams
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

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.