Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-307486-S0M8

Your Ref: P/2025/0673

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 06 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

Lleoliad/Location: Tanyffordd, Ruthin Road, Bwlchgwyn, Wrexham, LL11 5UU

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) with additional information about the above, which we received on 30 April 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, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

However, based on the specific details of the application, and particularly the additional information provided within the Drainage Strategy prepared by Vale Consultancy dated 13 March 2026 (ref: 23589_DSR), we are satisfied that the proposed private sewage treatment system meets the screening criteria set out in our Advice. As such, 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.

Advice for the Developer

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our website.

Protected Species

We note that the information submitted in support of the above application 'Ecological Impact Assessment by Susan Worsfold BSc (Hons) ACIEEM 5th June 2025 Ref: TAN 0824' has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures/avoidance measures with your internal ecological advisor.

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,

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.