Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-307010-Z1Y0

Your Ref: P/2026/0024

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 13 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: FIRST FLOOR SIDE EXTENSION, REMOVAL OF CHIMMNEY STACKS AND ERECTION OF GARAGE

Lleoliad/Location: 38 WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LG.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 24 April 2026.

We have **concerns** with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding **Protected Species**. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Species

We have reviewed the following information submitted in support of the application:

- Preliminary Roos Assessment by Arbtech, dated 2nd April 2026.

We note that the submitted report has identified that bats may be present at the application site. However, the executive summary section of the report advises that further survey work is required in the form of a bat emergence/re-entry survey.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide your Authority with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Protected Sites and 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. 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 the application, as submitted, proposes a domestic first floor side extension, removal of chimney stacks and erection of a garage, i.e. an extension to a dwelling house comprising a single household. We also note the email received from the planning officer, dated 30/04/2026 confirming the proposal would not lead to an increase in nurtients and therefore refer you to our Advice and the section titled '*What does this mean for domestic extensions*?'

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 about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

John Littlemore
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.