Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-307645-Y0V2

Your Ref: P/2026/0116

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 14 May 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, SY13 3EA.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 01 May 2026.

We have **no objection** to the discharge of 10 (Drainage) and 11&15 (Ecology) of planning permission P/2025/0567. We have no comments to make on on condition 3 (Landscaping) and provide the following advice.

Conditon 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.

Condition 11

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 (unpublished report No 20260014).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

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 (Unpublished Report No. 20240052).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.

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

E-bost/E-mail: neplanning@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.