Our Ref: CAS-307831-S1X1

Your Ref: P/2025/0949

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 15 May 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Conversion of agricultural building to residential dwelling

Lleoliad/Location: The lodge, Drury Lane, Ty Broughton, Whitchurch, SY13 3BE

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 05 May 2026.

We have **no objection** to the proposed development as submitted and provide the following advice.

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 (28 June 2024), 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 that the application proposes the conversion of an agricultural building for residential purposes with a new package treatment plant proposed. Further information has been submitted which has confirmed the location of the proposed private sewage treatment system, the size of the associated drainage field and its location in relation to other known discharges to ground. Satisfactory percolations test results (March 2026) have also been provided.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine.

Foul Drainage

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.

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found here. Should a permit be required further information may be needed as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found here.

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Protected Species

Bats

We note that the information submitted in support of the above application (Cobb, T. 04/01/2026, Bat and Bird Survey Report, The Shippon at The Lodge, Drury Land Ty Broughton SY13 3BE) has identified that bats are present at the application site (two Common pipistrelles day roosts and two Whiskered/Brandt's day roosts). From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited

to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”.

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We advise that the works are carried out under licence. We refer you to the Chief Planning Officer’s letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Great Crested Newts (GCN)

We have reviewed the following information which has been submitted in support of the application: Smith, M., Letter dated 11th March 2026, RE: The Lodge, Drury Lane, Ty Broughton, Whitchurch – Great Crested Newts.

The information has identified that great crested newts are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of GCN and advise you discuss the need to secure Reasonable 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,

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.