Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-309304-X0X0
Eich cyf/Your ref: P/2026/0297

Sharon Holman
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 03 June 2026

Annwyl Ms Holman/Dear Ms Holman

Bwriad/Proposal: Erection of replacement building for use as staff room.

Lleoliad/Location: Ysgol Llanarmon Dyffryn Ceiriog, Llanarmon Dyffryn Ceiriog, Llangollen, LL20 7LF.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 22 May 2026.

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

Flood Risk

The planning application proposes less vulnerable development, replacement building for use as a staff room. Our Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and partially within Flood Zone 2 & 3 – Rivers. We note from the plans submitted that the proposed staff room is located outside of the FMfP.

Given the limited extent of flood risk and location of flood risk shown to be affecting the application site (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks to these areas.

Foul Drainage

We note the application site is within the catchment of the River Dee 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, recognising the specific nature of the application submitted 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 SAC in relation to nutrient inputs.

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,

Andrew Hurst
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.