Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-309339-N5X2

Your Ref: P/2026/0300

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 09 June 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Proposed replacement dwelling and associated landscaping

Lleoliad/Location: Llys Llewelyn Llangollen, LL20 7YL.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 22 May 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 **foul drainage**. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites and Foul Drainage

River Dee and Bala Lake Special Area of Conservation

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 from the information submitted that connection to an existing septic tank is proposed to provide foul drainage for the proposed replacement dwelling. The development has the potential to increase the amount of nutrients being discharged from the site. As such, we refer you to our Advice and advise you to seek further information from the applicant. We advise you to seek further information as identified in the section

titled *'What does this mean for development proposals involving private sewage treatment systems'* and *'Can additional wastewater be discharged to existing private sewage treatment systems?'* The following information is required:

- The existing discharge is to ground and
- The drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and
- The design of the existing private sewage system (including the drainage field) has the capacity to effectively treat and discharge the additional wastewater and
- Increases in effluent discharge to ground can be made where the discharge remains eligible for an existing exemption under the Environmental Permitting Regulations or can operate in compliance with conditions of an extant environmental permit.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

Berwyn and South Clwyd Mountains Special Area of Conservation (SAC)

The application site is located 180m from the Berwyn and South Clwyd Mountains Special Area of Conservation (SAC).

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC as there are no potential impact pathways to the protected sites.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Ruabon / Llantysilio Mountains and Minera Site of Special Scientific Interest (SSSI)

The application site is located 180m from the Ruabon / Llantysilio Mountains and Minera Site of Special Scientific Interest (SSSI).

We have considered the information submitted in support of the above planning application. Based on the information submitted, we consider that the proposed development is not likely to damage the notified features of the SSSI.

Pollution Prevention

We advise the developers to adhere to standard pollution prevention guidelines. Further information on standard pollution prevention guidelines is available on the Netregs website:gpp6-working-on-construction-and-demolition-sites.pdf

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.