Ein cyf/Our ref: CAS-311086-D3M1

Eich cyf/Your ref: P/2025/0672

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 25 June 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: CHANGE OF USE FROM SHOP AND DWELLING TO 1NO. DWELLING AND INSTALLATION OF AIR SOURCE HEAT PUMP

Lleoliad/Location: Broad oak, high street, Glyn Ceiriog, Llangollen, LL20 7EH.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 12 June 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, 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 which meets the screening criteria set out in our Advice and from an email received from the planning officer dated 26 June 2026, confirming the proposal would not lead to an increase in nutrients from the site, 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 and Bala Lake SAC in relation to nutrient inputs.

Pollution Prevention

The application site is located 77m away from the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid (Wales) Special Area of Conservation (SAC) & Afon Dyfrdwy Site of Special Scientific Interest (SSSI).

From the information provided, we consider that the proposal may affect the protected sites and have identified pollution as a potential impact pathway to features of the site.

However, we consider the above pathway would not result in an adverse effect if the developer implements/adheres to pollution prevention guidance in GPP6 gpp6-working-on-construction-and-demolition-sites.pdf.

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 of 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

Protected Species

No ecological information has been submitted in support of this application. We note that there are records of protected species in the vicinity. We recommend you seek the advice of your Authority's internal ecological adviser about the requirement for further information to be submitted in support of the application, the need for bespoke surveys and the scope of further information, where required.

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.