Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-310790-G2R1

Eich cyf/Your ref: C24/0273/44/CR

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 26 June 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Addasiadau mewnol ac allanol i'r adeilad / Internal and external alterations to building

Lleoliad/Location: Former Parkside Cattery, Park Lane, Rossett, Wrexham, LL12 0BW

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 16 June 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 and protected species**. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites – 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. 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 the method of foul drainage has been recorded as “unknown” on the planning application form. As such, we refer you to our Advice and advise you to seek further information from the applicant. It is noted that a drainage strategy was submitted in support of a previous application on the site (ref.

P/2025/0467) for the same development; however, this information has not been included with the current submission.

Therefore 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' or 'Can additional wastewater be discharged to existing private sewage treatment systems?' of our advice.

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.

Protected Species

We have reviewed the following information submitted in support of the application:

- Ecology note regarding proposed development at Former Parkside Cattery, Park Lane by Ecology Services dated 1 June 2026

We note that the submitted note has identified that bats are present at the application site. However, the report advises that further survey work is required in the form three emergence surveys to be undertaken My-June 2026. We concur with this advice.

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide your Authority with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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,

Sara Thomas

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.