Ein cyf/Our ref: CAS-311782-J4T3 & CAS-311780-R2K8
Eich cyf/Your ref: P/2026/0366 & P/2026/0397

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 03 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use of building from Class B1 (offices) to Class C3 (dwelling)

Lleoliad/Location: Rose Hill, Erbistock, Wrexham, LL13 0DE

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 18 June 2026.

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

Protected sites

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 as a change of use from Class B1 to Class C3 which meets the screening criteria set out in Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation, 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.

Ancient woodland

We note that the site is located adjacent to ancient woodland. We refer you to standing

advice on our website for planning proposals that may affect ancient woodland. This guidance is designed for use by planning authorities when making decisions on development proposals affecting ancient woodland.

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,

Tomas Hopkins

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.