Ein cyf/Our ref: CAS-311591-S5Y5
Eich cyf/Your ref: P/2026/0331

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 06 July 2026

Dear Sir/Madam,

Bwriad/Proposal: CODI ADEILAD (DOSBARTH B1 (BUSNES / DIWYDIANT YSGAFN) / ERECTION OF BUILDING (CLASS B1 (BUSINESS/LIGHT INDUSTRY)

Lleoliad/Location: Miners Park, LLAY INDUSTRIAL ESTATE

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 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.

We note the application form confirms foul sewage will be disposed of via connection to the main sewer, but no further information has been submitted with the application.

However, recognising the specific nature of the application submitted i.e. a development intended to provide industrial/commercial opportunity for the existing local population, we are satisfied that it is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Protected Species

No ecological information has been submitted in support of this application. We recommend you seek the advice of your Authority's ecologist about the requirement for further information to be submitted in support of the application, and to scope the need for bespoke surveys, 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.

Yours faithfully,

Gareth Thomas

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.