Ein cyf/Our ref: CAS-312626-V1W9
Eich cyf/Your ref: P/2025/0939

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 10 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Conversion of barn to holiday let, conversion of outbuilding to office, alterations to farmhouse including single storey side extension, replacement windows, alterations to steel frame building, construction of new garage and access and installation of treatment plant

Lleoliad/Location: Pont Y Meibion, Tregeiriog, Llangollen, LL20 7HS

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) with additional information about the above, which we received on 01 July 2026.

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

Protected Sites

Foul Drainage (Nutrients)

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 (private sewage treatment system which meets the screening criteria set out in our Advice), we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts.

We have reviewed the following document:

- Updated Nutrient Neutrality Assessment by Frederick Carter Architectural Services dated 01 July 2026

The updated report demonstrates that the applicant has revised the design population, resulting in a reduction in the maximum discharge rate from 2.4m^3/day to 1.5m^3/day. This is reflected within the draft conversion plans (P/2023/91/04 as published on 01 July 2026 within planning portal) which includes a reduction in the number of bedrooms shown. Based on the updated information submitted by the applicant, we advise the proposed private sewage treatment system meets the screening criteria set out in our advice.

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.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our website.

Special Area of Conservation (SAC)

The application site is located 125m away from the River Dee and Bala Lake SAC

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC due to the lack of potential pathways to the protected site.

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.

Site of Special Scientific Interest (SSSI)

The application site is located 125m away from the River Dee 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 River Dee SSSI.

Modifications to the proposed development may affect our view, and should merit a further consultation with us.

Protected Species

We note that the ecological assessment submitted in support of the above application (Ecological Impact Assessment at Pont y Meibion by Susan Worsfold, report dated 02 December 2024 Ref: PON290724) has identified that bats are not using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

However, we note a number of otter records within the area and therefore we advise liaison with your internal ecological advisor in terms of further consideration of this species.

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,

Shaun Thomas

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.