Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-312505-C9T4

Eich cyf/Your ref: P/2026/0343

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 17 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use and conversion of existing building from cattery (sui generis) to dwelling (c3) and associated works including single storey side extension and creation of new driveway

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 30 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**. 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.

We note from the information submitted that the development has the potential to increase the amount of nutrients being discharged from the site. As such, we refer you to our Advice and advise you to seek further information from the applicant. We note from the submitted drainage strategy (Former Parkside Cattery Redevelopment, Foul Drainage by Land Studio Rev P02 dated 18.7.25) that the development is not served by the public foul sewer and the proposed method of foul drainage is a via a new package treatment plant (PTP) discharging effluent to a nearby land drain. However, 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' of that Advice.

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, , dated 01/06/2026, Ecology Services UK Limited
- Preliminary Ecological Appraisal, Former Parkside Cattery, Park Lane, dated 09/07/2026, Ecology Services UK Limited

We note that Preliminary Ecological Appraisal (PEA) confirms the three emergence surveys have now been completed and that no bats were observed emerging from the building. We therefore have no comments to make on the application as submitted in respect of bats.

The PEA confirms commuting or foraging bats in the vicinity of the building and potential roost features in nearby trees. We recommend that you discuss the need to secure further measures and avoidance measures with your internal ecological advisor.

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,

Rachael Burke

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.