Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-313134-L4T2
Eich cyf/Your ref: P/2026/0409

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 21 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Conversion of barn to dwelling

Lleoliad/Location: Bryn Y Cabanau Farm Marchwiel

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 07 July 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 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 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 a package treatment plant is to be installed to provide foul drainage for the conversion of the barn to a dwelling. 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 advise Planning Authorities to seek the following information in support of a planning application or Habitats Regulations Assessment for a scheme involving a private sewage treatment system.

We advise that clarification is provided as to whether the development proposes connection to a new or existing system. Where a new system is proposed, the following details should be submitted in support of the application:

- The results of infiltration testing.
- Supporting calculations demonstrating that the proposed drainage field size is appropriate for the volume of discharge.
- Details demonstrating that the proposed drainage field design is appropriate for the volume of discharge.
- Evidence confirming that the proposed drainage field complies with the relevant British Standard.

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”.

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.

Sontley Marsh Site of Special Scientific Interest

We note the application site is located 316m away from the Sontley Marsh Site of Special Scientific Interest (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 Sontley Marsh SSSI.

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

Ancient Woodland

The application site is located 60m away from an Ancient Woodland site. Please refer to our Advice to planning authorities considering proposals affecting ancient woodland (published 26 Nov 2021) for further information.

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,

John Littlemore

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.