Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-313469- F9H8
Eich cyf/Your ref: P/2026/0413

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 23 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Outline application for erection of rural enterprise dwelling (all matter reserved)

Lleoliad/Location: Garreg Llwyd, Froncysyllte, Llangollen, LL20 7RY.

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

Foul Drainage and Protected Sites

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 now submitted, i.e. connecting to an existing foul discharge, improving the treatment, and that the discharge will continue to be within the exemption criteria, we are satisfied that it 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 and Bala Lake SAC in relation to nutrient inputs.

European Protected Species

We have reviewed the following information submitted in support of the application:

- Stirling, P. (2021). Preliminary Ecological Appraisal: Garreg Llwyd. Arbor Vitae Environment Ltd. Unpublished

The report concluded the following in respect of bats and Great Crested Newt:

> The habitats on site do not provide any potential roosting sites for bat species. The adjacent hedgerows provide limited opportunities and there are no records of bats within 1km of the site…
>
> …There are no records of GCN within 1km of the site and the grassland on site does not offer suitable terrestrial habitat to GCN.

We note that the ecological appraisal is dated 05/07/2021 and, given its age, it is for your ecologist to determine whether it remains current; therefore, we have no comments on this aspect of the application.

Protected Landscapes

The development is situated within the Clwydian Range and Dee Valley Area National Landscape (AONB). There is no landscape assessment information submitted with the application. Therefore, we understand your authority has screened the application and concluded any impacts on landscape are unlikely, and the proposal accords with Planning Policy Wales.

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,

Inoka Manatunga

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.