Ein cyf/Our ref: CAS-313683-C2R9
Eich cyf/Your ref: P/2026/0428

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 30 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Erection of storage and distribution unit

Lleoliad/Location: Land adjacent to Unit 1, Marlborough Road, Wrexham Industrial Estate, Wrexham, LL13 9RJ

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 14 July 2026.

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

Protected Site – 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.

However, recognising the specific nature of the application submitted for the erection of an additional storage and distribution unit at an existing facility, we are satisfied that there 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.

Protected Species

No ecological information has been submitted in support of this application. We note that there are records of bats and Great Crested Newt in the vicinity of the site. We

recommend you seek the advice of your Authority's internal ecological advisor about the requirement for further information to be submitted in support of the application, the need for bespoke surveys, and the scope of further information, where required. As the proposal is located within Wrexham County Borough, please also have regard to Local Planning Guidance Note 29: Wrexham Industrial Estate when considering the ecological implications of the proposal.

Please consult us again if any further investigation undertaken finds that protected species are material to the application site, and you require further advice from us.

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,

Alisha Tyrrell-Liptrot

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.