

Ein cyf/Our ref: CAS-314211-B1Q0
Eich cyf/Your ref: P/2022/0754

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 31 July 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Demolition of existing building and erection of 5 dwellings

Lleoliad/Location: Terfynfa, Smelt Road, Coedpoeth, Wrexham, LL11 3SH

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) with additional information about the above, which we received on 20 July 2026.

We continue to have **concerns** with the application as submitted. To overcome these concerns, further consideration is required regarding **foul drainage**. We also advise that based on the information submitted to date, **conditions** regarding **land contamination** should be attached to any planning permission granted

Without the inclusion of these conditions we would object to this planning application.

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.

This application for the erection of five dwellings proposes connection of foul water to the mains sewer. The proposed development could potentially lead to an increase of phosphorus load from the receiving wastewater treatment works into the River Dee and Bala Lake SAC. The majority of the River Dee and Bala Lake catchment is currently failing to meet water quality targets for phosphorus. The nutrient impacts of new connections need to be considered on a case-by-case basis within the Habitats Regulations Assessment process.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. We advise your Authority that further consideration is required and to follow our [Advice](#) specifically the section titled “What does this mean for development proposals involving connection to public wastewater treatment works?”

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 conclude that an Appropriate Assessment is required, the Applicant will need to provide whatever evidence they consider appropriate (seeking advice from consultants as necessary) to demonstrate no adverse effect on site integrity.

Please consult us on any Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). However, until the development can demonstrate it will not lead to an increase of phosphorus load from the receiving wastewater treatment works into the river we would be unable to advise you that the proposed development would not result in an adverse effect on the integrity of the site.

Land Contamination

We have reviewed the following additional information:

- Intrusive Contamination Site Investigation Report by Geo Investigate (May 2026, Ref. G26124).

Whilst the report contains targeted contamination testing; it does not appear to include the desk-based Preliminary Risk Assessment (PRA) requested in our previous response.

In accordance with [Land Contamination Risk Management](#) and [Development of Land Affected by Contamination: A Guide for Developers \(WLGA, 2023\)](#), a PRA should identify potential contamination sources, pathways and receptors and develop a Conceptual Site Model to inform any subsequent site investigation. We also note that Section 6 of the report refers to the site being located on an "unproductive aquifer"; however, in the absence of a PRA and supporting assessment of controlled waters sensitivity, the basis for this conclusion is unclear.

Accordingly, our previous comments remain unchanged and advise that the following conditions are included should consent be granted for the application.

Condition 1 – Land Affected by Contamination

No development or phase of development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 2 – Contamination Verification Report

Prior to the operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 3 – Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to the water environment and to ensure that the development can be carried out without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition

ensures that contamination encountered during the development phase is dealt with appropriately.

Condition 4 - Surface water drainage

No infiltration of surface water drainage into the ground Site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution. There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.

Protected Species

We note that additional ecological information has been submitted in support of the application, including a Preliminary Ecological Appraisal and Roost Assessment by Arbtech dated 8th November 2024 and a Reptile Reasonable Avoidance Measures (RAMs) Strategy by Arbtech dated 4th April 2026. Having reviewed the information provided, we are satisfied that it adequately addresses the ecological interests relevant to our remit.

We therefore have no further comments to make on the application as submitted in respect of protected species. 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,

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.