Cyfoeth Naturiol Cymru
Natural Resources Wales

Our ref: CAS-315881-N4V1
Your ref: P/2026/0300

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Date: 11 August 2026

Dear Sir/Madam,

Proposal: Proposed replacement dwelling and associated landscaping.

Location: Llys Llewelyn, Llangollen, LL20 7YL.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 06 August 2026.

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

Protected Sites – Foul Drainage

River Dee and Bala Lake Special Area of Conservation

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 and the Local Planning Authority's email confirmation that the existing discharge is to ground, the drainage field is appropriately separated from surface waters and the SAC boundary, and no increase in wastewater loading will arise which meets the screening criteria set out in our Advice, 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.

Berwyn and South Clwyd Mountains Special Area of Conservation (SAC)

The application site is located 180m from the Berwyn and South Clwyd Mountains Special Area of Conservation (SAC).

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC as there are no potential impact pathways to the protected sites.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Ruabon / Llantysilio Mountains and Minera Site of Special Scientific Interest (SSSI)

The application site is located 180m from the Ruabon / Llantysilio Mountains and Minera 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 SSSI.

European Protected Species

We note that the information submitted in support of the above application (Bat Survey Report Llys Llywelyn SRN Consulting September 2025) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats.

We recommend that you discuss the need to secure further measures and avoidance measures with your internal ecological advisor.

Commented [SW1]: I've added this in as it seems to have been missed in the first letter.

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.