Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-315575-S2M1
Eich cyf/Your ref: P/2026/0487

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 13 August 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Ffurfio ardal wedi'i thirlunio ac ardal i gerddwyr gyda gwaith cysylltiedig formation of landscaped and pedestrianised area with associated works

Lleoliad/Location: Building 7, Ipsen Biopharm Ltd, Ash Road North

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 03 August 2026.

We have **concerns** with the application as submitted. However, we are satisfied that these concerns can be overcome if the **document** identified below is included in the approved plans and documents condition on the decision notice:

- Ipsen - Stopped Up Highway - Preliminary Ecological Appraisal (PEA) and NBB Statement by Land Studio, dated 15 July 2026

Please note, without the inclusion of this we would object to this planning application. Further details are provided below.

Protected Species

The submitted information Preliminary Ecological Appraisal (PEA) and NBB Statement (Ref: 498-LST-XX-XX-RP-E-0003 PEA NBB - Ipsen Stopped Up Highway) has identified that protected species are material to the application site.

We consider that the above report provides an adequate basis upon which to assess the potential impacts of the scheme on protected species and inform the decision-making process.

We consider that the development is not likely to be detrimental to the maintenance of the population of protected species' concerned at a favourable conservation status in their

natural range, provided the measures set out in Section 7: Recommendations of the submitted report are implemented.

Therefore, we advise that the following document is included in the approved plans and documents condition on the decision notice:

- Ipsen - Stopped Up Highway - Preliminary Ecological Appraisal (PEA) and NBB Statement by Land Studio, dated 15 July 2026.

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 submitted, for the formation of a landscaped and pedestrianised area with associated works, we are satisfied that there is unlikely to be a source of additional nutrients 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 or Bala Lake SAC in relation to nutrient inputs.

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.

Advice to Developer

The applicant may need to obtain approval from the SuDS Approving Body (SAB) for the proposed surface water drainage arrangements. Infiltration of surface water to ground should only be undertaken in areas where it has been demonstrated that there would be no unacceptable risk to controlled waters. This should be informed by the findings of site investigations and any remediation strategy. Appropriate measures should be implemented to prevent the creation of pollutant pathways to controlled waters.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Callum Whitehead

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: neplanning@cyfoethnaturiolcymru.gov.uk

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.