Our Ref: CAS-307830-S1W1

Your Ref: P/2026/0187

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 14 August 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Prior Notification For Demolition Of Buildings

Lleoliad/Location: Land At Dennis Ruabon Ltd, Hafod, Ruabon, Wrexham, LL14 6ET

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) with additional information relating to the above, which we received on 11 August 2026.

We note that further information on protected species has been submitted since our previous response CAS-307830-S1W1 dated 15 May 2026. We provide your Authority with the following advice.

Protected Sites

Johnstown Newts Site Special Area of Conservation

The site is located adjacent to the Johnstown Newts Site Special Area of Conservation (SAC). We note that further information has been submitted regarding Great Crested Newts (GCN) and provide advice below.

We would advise your authority that as the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), your authority must, before deciding to give consent for a project which is likely to have a significant effect on a SAC, either alone or in combination with other plans or projects, make an appropriate assessment of 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. In the absence of that assessment, NRW cannot advise that the proposals would not result in an adverse effect upon the SAC site.

Stryt Las a'r Hafod Site of Special Scientific Interest

The site also lies adjacent to the Stryt Las a'r Hafod Site of Special Scientific Interest (SSSI). We note that further information has been submitted regarding Great Crested Newts (GCN) and provide advice below.

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 Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive 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 demolition of buildings with no foul drainage proposals attached, 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

Great Crested Newts

As noted above, the site is within proximity of multiple protected sites relating to Great Crested Newts (GCN) and we are also aware of records of GCN located closer to the application site. Based on this information, we would advise than any demolition works are undertaken under the provisions of an appropriate EPS derogation licence issued by NRW under Regulation 55 (2) of the Conservation of Habitats and Species Regulations 2017 (as amended).

Bats

We note the following reports have been submitted in support of this application:

- Preliminary Ecological Appraisal and Preliminary Roost Assessment, prepared by Arbtech, dated April 2026
- Bat Emergence and Re-entry Survey prepared by Arbtech, dated 8 August 2026.

The most recent report notes the presence of bats at two of the five buildings proposed for demolition. We therefore advise than any demolition works are undertaken under the provisions of an appropriate EPS derogation licence issued by NRW under Regulation 55 (2) of the Conservation of Habitats and Species Regulations 2017 (as amended).

Any licence application should include the following information:

- Avoidance and mitigation measures,
- Compensation measures
- Ecological compliance audit
- Biosecurity (note the presence of amphibian fungus Chytrid at Johnstown).

Groundwater Protection and Land Contamination

Advice on environmental considerations and the assessments needed to support your planning application can be found on our external website.

- For advice on how to deal with possible land contamination on your development visit: Natural Resources Wales / Land contamination
- For advice on how to protect groundwater at your development visit: Natural Resources Wales / Groundwater in Wales: what it is and how to protect it

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,

Sara Thomas
Uwch Gynghorydd - Cynllunio Datblygu/Senior 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.