From: NE Planning
Sent: 07 August 2026 14:27
To: Sarah Duckworth
Subject: P/2026/0454 - LAND WEST OF, HALGHTON LANE, PENLEY, WREXHAM (Minor) - Insufficient Information NRW:08545771

Dear Sarah,

Thank you for consulting Natural Resources Wales on the above application.

We have undertaken an initial review of the application and note that the following information has either not been submitted or is not available to view on your Authority's website.

- Please could you confirm what the existing land use / permitted development is for the application site and whether this extends to the fields edged blue on the Drawing 1.3 Proposed Layout

- The proposal description states "Erection of dwelling and erection of 4 no agricultural buildings". The One planet Development Management Plan describes the buildings but also land use re the fields to include grazing sheep, keeping poultry and various market garden / woodland produce activities. Please could you confirm whether the proposal description includes the land management re livestock and produce?

- The Drawing 1.3 Proposed Layout shows the four proposed buildings edged in red and then the associated fields are edged in blue. Section 2: Design & Strategy of the management plan shows the whole site including fields as edged red. Please could you confirm the extents of the planning application red line boundary –there is potential for great crested newts and bats to be impacted by the development.

- We note the submission of the Phase 1 Habitat Survey has highlighted the potential for bats within the woodland and with past GCN records in ponds within the survey site, there is also potential for their presence . Please could you confirm whether a subsequent protected species survey has been carried out and if the report is to be submitted in support of the application?

- Further details regarding the proposed composting toilets should be submitted. Section 5 states that a system of reed beds will be used for urine and then faeces collected to a sealed container for later use

spreading under hedgerows ‘to avoid contamination’. Further information on the number of toilets and location of the proposed reed beds should be provided. Also, information regarding the proposed training courses –whether these include residential course and will there be sufficient capacity to accommodate people attending the courses?

In order for us to provide you with comments on the proposed development we require the submission of the above information. We look forward to being formally reconsulted when this information is available.

Kind Regards
Rachel Burke

Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: +443000653497
www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli’r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.

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.