Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-318272-D2Z3
Eich cyf/Your ref: P/2026/0291

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 24 September 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Two story front extension, single story rear extension including covered balcony. Alterations to roof including removal of dormers, erection of detached garage and erection of gazebo.

Lleoliad/Location: Haddon Bank, Erbistock, Wrexham, LL13 0DW

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 04 September 2026.

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

Protected Sites – Foul Drainage

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 Special Areas of Conservation, under the Habitats Regulations, planning authorities must consider the impact of proposed developments on water quality within SAC river catchments. We therefore advise you to consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

We note the application, as submitted, proposes a domestic extension, a two storey front extension, single storey rear extension including covered balcony. Alterations to roof including removal of dormers, erection of detached garage and erection of gazebo, that is, an extension to a dwelling house comprising a single household. We refer you to our Advice and the section titled What does this mean for domestic extensions?

Ultimately it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC.

Protected Species

We note that the information submitted in support of the above application (Dusk Survey Results, Miss H McGlynn, 03 September 2026, PR26-0163) 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.

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.