Ein cyf/Our ref: CAS- 319083-T1C7
Eich cyf/Your ref: P/2026/0577

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 25 September 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Erection of menage, 4 no stables and hay store and formation of track

Lleoliad/Location: Talwrn Road Coedpoeth

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about

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

Protected Sites and 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.

However, the application as submitted is unlikely to increase the amount of nutrients entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Please note, any manure produced must be managed (storage and application to land) in line with The Code of Good Agricultural Practice (CoGAP) for the Protection of Water, Soil and Air for Wales. If manure is managed correctly then the application as submitted is unlikely to increase the amount of nutrients entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Protected Species

No ecological information has been submitted in support of this application. We note that there are records of bats in the vicinity. We recommend you seek the advice of your Authority's internal ecological advisor about the requirement for further information to be submitted in support of the application, the need for bespoke surveys, and the scope of further information, where required.

Flood Risk Activity Permit

As the watercourse is a main river, and the proposal crosses over the River Gwenfro, any works in, over under or within 8m of a main river will require a separate Flood Risk Activity Permit (under the Environmental Permitting Regulation 2016) from NRW. Any new outfall or works which may compromise access arrangements would be considered as activities A & F under the Regulations. Further details available at Natural Resources Wales / Flood risk activity permits.

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,

John Littlemore

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.