Ein cyf/Our ref: CAS-317446-D4P1
Eich cyf/Your ref: P/2026/0492

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 25 September 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: DISCHARGE OF CONDITIONS 3 (CONSERVATION PLAN), 4 (BIODIVERSTIY) AND 5 (MATERIALS) OF PLANNING PERMISSION P/2025/0848

Lleoliad/Location: ERBISTOCK MILL, ERBISTOCK, WREXHAM, LL13 0DW

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 25 August 2026.

We have **no objection** to the discharge of conditions 4 and provide the following advice. We note conditions 3 and 5 and have no observations to make.

Condition 4: Net Biodiversity Benefit Plan

Otter

We note that the precautionary avoidance measures for otter are appropriate. We note that they are precautionary only and the ecologist has not identified potential impact to resting places.

Invasives control

We note that only one stand of knotweed is interacted with and that there is a method to contain it. This plan does clarify how cut knotweed material will be dealt with appropriately.

Lighting Plan

We note that the lighting plan states that the river Dee will not be lit during either construction or occupation.

Pollution Prevention

The statement ‘No bare ground will be left exposed adjacent to the top of the retaining wall, and no site drainage will be directed towards the river’ could usefully be expanded upon to explain the purpose of this measure, namely, to ensure that rainfall does not cause erosion and run off of natural sediments into the river.

Subject to this clarification, to the satisfaction of your Authority, the pollution prevention measures look appropriate.

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,

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.