Ein cyf/Our ref: CAS-319031-K8C9

Eich cyf/Your ref: P/2025/0951

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 02 October 2026

Annwyl Syr/Madam/Dear Sir/Madam,

**Bwriad/Proposal: Conversion of barn/outbuilding to self-contained holiday let**

**Lleoliad/Location: Greenways, Tarts Hill, Hanmer, Whitchurch, SY13 3DR**

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) with additional information about the above, which we received on 14 September 2026.

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

## Protected Sites - Foul Drainage

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 to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River 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.

However, recognising the specific nature of the application submitted, private sewage treatment system which meets the screening criteria set out in our Advice, we are satisfied that there is unlikely to be a source of additional nutrients and 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

We note that the information submitted in support of the above application (Bats and Nesting Birds Assessment for Greenways Farm, Whitchurch by PJ Ecological Solutions dated June 2026) 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.

We recommend that you discuss the need to secure further measures with your internal ecological advisor.

## 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**

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.