Ein cyf/Our ref: CAS-319513-S0F7
Eich cyf/Your ref: P/2026/0574

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 06 October 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use of public house to holiday accommodation (4 units) and all associated works

Lleoliad/Location: The Trotting Mare Inn, Knolton, Overton, LL13 0LE

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 18 September 2026.

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, recognising the specific nature of the application and having reviewed the information submitted, including the Habitats Regulations Assessment prepared by Halls Holdings Limited (Document Ref: 202608 12679D) dated August 2026, 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

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.

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.