Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-319148-L0K3

Your Ref: P/2026/0255

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 06 October 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Demolition of existing dwelling, erection of replacement dwelling and conversion of 4 no. outbuildings to 4 no. dwellings

Lleoliad/Location: Gamford House, Gamford Lane, Rossett, Wrexham LL12 0EW

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

We continue to have **concerns** with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding **foul drainage, protected species and contaminated land**. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, the following **conditions** should be attached to any planning permission granted:

- **Condition 1: Protected Species**
- **Condition 2-5: Contaminated Land**

Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.

Protected Sites and 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.

We note from the information submitted that new PTP systems are to be installed to provide foul drainage for the development of five residential dwellings. As such, we refer you to our Advice and advise you to seek further information from the applicant as identified in the section titled 'What does this mean for development proposals involving private sewage treatment systems' of that Advice.

We have reviewed the following additional information submitted in support of the application:

- Infiltration Test Report, Gamford Farm, reference 17879-Infiltration Test Report-01, revision 01 dated 17/09/2026, Waterco Limited
- Foul Drainage – Phosphate Neutrality Assessment, Gamford Farm reference 17879-Foul Drainage-Phosphate Neutrality Assessment-01, revision 01 dated 03/09/2026, Waterco Limited

Infiltration Test Report

The percolation test results in Table 1 are consistently below a Vp value of 15 therefore there is a risk that effluent could percolate too quickly and thereby receive insufficient treatment through the drainage field, as referenced in Appendix A of the NetRegs publication guidance-for-pollution-prevention-4-2022-update.pdf.

We note that the report states:

> "To provide suitable treatment prior to discharge to the ground, a package treatment plant with suitable treatment should be specified. This would include treatment plants with secondary and where required by NRW, tertiary treatment stages. Secondary treatment stages include aeration / biological breakdown. Tertiary treatment stages can include sand filters, coconut husk filters or UV disinfectant.
>
> The percolation test results show that discharge to ground via a drainage field / soakaway is feasible subject to provision of suitable treatment in the upstream package treatment plant."

No further details are provided as to what additional treatment is being proposed we therefore do not agree that that the information presented demonstrates that a discharge to ground is feasible.

The report confirms that "Made Ground (concrete, tyres, plastic bags)." was encountered in trial pit 3, the results from the percolation testing in trial pit 3 cannot be considered to represent the suitability of the ground without further investigation. We note that Table 3 contains infiltration test results, please note that for assessing the suitability of ground for drainage fields it is the percolation test results that are reviewed and not infiltration rates.

A drainage field cannot be constructed on "Made Ground (concrete, tyres, plastic bags)" as it would not comply with (BS 6297:2007+A1:2008).

It is not clear how many PTP units and associated drainage fields are to be installed for this development of 5 dwellings, the number and locations of the proposed PTP and associated drainage field or fields should be submitted. The trial pits should correlate with these locations so that an accurate representation of drainage characteristics is established for each of the PTP and drainage field or fields.

Therefore, insufficient information has been presented to demonstrate that a discharge to ground is feasible at the application site, and we continue to advise that further information should be submitted and include the following details:

- Number of PTP's to be installed on site and their location/s
- Dimensions and location of drainage field/s
- Percolation test results and excavated material characterisation correlating with the confirmed location/s of drainage field/s
- Confirmation that the system/s will be built to the relevant British Standard (BS 6297:2007+A1:2008)
- Details regarding any additional treatment / design features that are proposed
- The maximum daily discharge rate – if more than one PTP is proposed, this figure should be provided for each PTP

Foul Drainage – Phosphate Neutrality Assessment

The report states that "the total annual phosphate load from the existing dwelling is 3.556kg per year" based on the existing septic tank.

The proposed phosphate load based on the 5 dwellings and an occupancy of 24 across the site is stated to be "1.051kg per year"

The submitted calculations show a reduction in phosphorous loads from the site; however, your Authority may wish to request that the report is updated to refer to a PTP system in the conclusion as currently it incorrectly states that the development will discharge to the public foul sewer.

Ultimately, the suitability of foul drainage arrangements for the proposed development is a matter for your Authority to determine. We therefore advise you to take the above into account in your determination of whether the development is likely to have a significant effect on the SAC. Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity.

Protected Species

Bats

We have reviewed the following additional information which has been submitted in support of the application: Bat Emergence and Re-Entry Survey, version 2.0, dated 08/09/2026.

The report confirms that emergence surveys have been completed during June and July 2026 as outlined in the previously submitted Preliminary Ecological Appraisal (version 1.1 dated 26/02/2026, Arbtech Consulting Ltd).

We note that the report has identified that the application site supports roost sites for brown long-ear bats.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by NRW, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species."

Based on the information submitted to date, we are unable to advise you that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

We therefore advise that a conservation plan is submitted prior to determination to inform the decision-making process as detailed below:

The survey identifies that brown long-ear bat roosts are present on the site and will be impacted by the proposal. However, the proposal does not set out any avoidance or mitigation measures. We therefore advise that further information in the form of a bat conservation plan is submitted in support of the application.

The Bat Conservation Plan should include, but not be limited to the following:

- Relevant survey data
- An assessment of the impacts of the scheme on bat roosts, access points and flight lines
- Details concerning avoidance, mitigation and compensation measures appropriate to the impacts and the species concerned, including:
    - details of roost retention
    - details of roost creation to include design, location, size, materials
    - location, design and size of access points to be retained/created
    - habitat to be retained / created as flight lines
    - detail to be shown on appropriate architectural drawing(s)
    - detail of timing, phasing and duration of construction activities and conservation measures
- post-construction monitoring
- Information on how long-term site security and maintenance of bat mitigation will be delivered
- Principles of a lighting scheme to avoid lighting bat access points and flight lines

We advise that a dedicated ecology area is provided on site to encompass the provisions for bats and great crested newts (please refer to our greats crested newt comments

below), to include a structure specifically designed and constructed for long terms bat conservation purposes.

Based on the application, as submitted, we are unable to provide your Authority with any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

We advise that the works are carried out under a European protected species licence. We refer you to the Chief Planning Officer's letter, dated 1 March 2018, which advises planning authorities to attach an informative regarding licence requirements to all consents and notices where European protected species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Great Crested Newt

We have reviewed the following information which has been submitted in support of the application: Preliminary Ecological Appraisal, version 1.1 dated 26/02/2026, Arbtech Consulting Ltd

The information has identified that great crested newts (GCN) are material to the application site.

The report references previous surveys carried out in 2019 and 2023, confirming a GCN presence pond P1 within the application site and pond P2 approximately 45m away.

The proposal has the potential to kill, injure, disturb Great Crested Newt (GCN), or damage or destroy their breeding sites and resting places. GCN and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. Where GCN are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- There is no satisfactory alternative; and,
- The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

To avoid developments with planning permission subsequently not being granted a licence, the Local Planning Authority should take Planning Policy Wales and Technical Advice Note 5 into account when considering development proposals where a European Protected Species is present. Please note, for the purposes of providing advice at the planning application stage, our comments are limited to compliance with the third test only.

We consider that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on this species and inform the decision-making process.

We consider the submitted proposals demonstrate that they are not likely to be detrimental to the maintenance of the favourable conservation status of GCN, provided any subsequent consent is subject to the provisions of a planning condition and planning obligation as noted below.

Condition 1: GCN Conservation Plan

No phase of development, including site clearance, shall commence until a Great Crested Newt (GCN) Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should build upon the principles outlined in the ecology report and include, but not necessarily be limited to:

- The submission (to include proposed timescales and reporting requirements) of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to:
    - fence specifications, locations, construction and maintenance (one-way amphibian fence, prior to and throughout the duration of construction operations)
    - fence specifications, locations, construction and maintenance (amphibian fence, prior to and throughout the duration of construction operations)
    - considerations of access issues
- monitoring and maintenance requirements and supervised removal
- The detail of planting to be delivered, shown on appropriate drawings
- The submission of a long-term site management plan (not less than 25 years) that includes:
    - details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans
    - defined aims and objectives (including defined key performance indicators for long term monitoring indicators)
    - details of the desired condition for each habitat and criteria to determine when habitats have achieved this
    - details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition
    - details of monitoring methodologies for habitat(s) and species
    - details of scheduling and timings of activities
    - contingency measures if fish or invasive non-native species (INNS) are detected
    - current and any proposed changes to the freehold tenure of the compensation area (tenure of the ecology and heritage area to be approved by the Local Planning Authority)
    - persons or bodies responsible for undertaking management and surveillance together with required skills and competencies
    - site liaison and wardening
    - licensing requirements
    - biosecurity measures which consider invasive non-native species and specific diseases (e.g., Chytrid) to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation

    - details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed

- The submission of detailed measures including plans designed to prevent the accidental capture/killing of GCN during operational phases of the scheme (including the installation and maintenance of an amphibian-friendly surface water management system that does not include gully pots (or other similar features).
- Details of timing, phasing and duration of construction activities and conservation measures.
- Post-construction monitoring and record dissemination for a period of not less than 25 years. Methodology shall include annual GCN abundance counts and Habitat Suitability Index (HSI) assessments. All ponds (including SuDS water bodies) to be added to the Wales GCN Monitoring Scheme, with individuals/bodies being identified as being responsible for monitoring and reporting works.

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that GCN are protected by the development.

Planning Obligation:

A Planning Obligation Section 106 Agreement (as opposed to a Unilateral Undertaking) will be required. We advise that in respect of any such agreement, provisions relating to ecology include:

- defined commuted sum and/or requirement for index linked ground rent service charges to include ecological management, surveillance and wardening in perpetuity (a costed management plan will be required to inform costings)
- identification of relevant land to be subject to the planning obligation and be managed for biodiversity
- delivery of management
- regular liaison meetings
- management plan review, at minimum 5 years
- transfer freehold ownership of the defined Ecology Area to a body that accords with the definition of responsible under Part 7 of the Environment Act 2021 (e.g., an appropriate body that is approved by the Local Planning Authority) before occupation of any dwellings at the development site
- Tenure and any proposed changes to tenure shall be carried to the satisfaction of the LPA in consultation with NRW

We also advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note that any changes to proposals between planning consent and the licence application may affect the outcome of a licence application.

Contaminated Land

We have reviewed the Phase 1 Environmental Site Assessment Report, reference CL101 dated 17/12/2020, Envirosolution Ltd

The site lies on a Secondary A aquifer and is within a source protection zone and is therefore considered sensitive with respect to controlled waters. We note the recommendation to undertake further investigation in the form of a phase 2 intrusive site investigation. In the absence of further site investigations, we recommend that the following conditions are attached to any planning permission granted.

Condition 2: Land affected by contamination

No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, have been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Note to the LPA:

This condition has been recommended as Natural Resources Wales is satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

In line with the advice given in Planning Policy Wales we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the LPA decide to obtain the necessary information under condition we would request that this condition is applied.

This condition is a sequential condition. The information submitted to date is considered to have satisfied part 1 (a preliminary risk assessment) of this condition.

Condition 3: Contamination verification report

Prior to the occupation of the development or phase of development, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 4: Long term monitoring plan

Prior to the occupation or operation of the development or phase of development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Justification: A land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on groundwater quality.

Condition 5: Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Informative / advice to applicant:

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in Land contamination risk management (LCRM)
2. Refer to Land Contamination: A guide for developers (WLGA 2023, Version 4) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to the Environment Agency's (2017) 'Approach to Groundwater Protection'

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,

Rachael Burke

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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.