Ein cyf/Our ref: CAS-320061-M7F2
Eich cyf/Your ref: P/2026/0593

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 15 October 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Outline application for erection of rural enterprise dwelling and associated works (all matters reserved)

Lleoliad/Location: Talfryn Cottage, Erbistock, Wrexham, LL13 0DF

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

We have **concerns** with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:

Condition: Protected Species

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

Protected Species

We note that the information submitted in support of the above application, namely the Preliminary Ecological Appraisal (October 2022) prepared by Tyrer Ecological Consultants Ltd that the report is now several years old. As such, we recommend that your Authority's ecologist reviews the validity of the survey information and advises whether updated ecological survey work is required to adequately inform the determination of the application. Notwithstanding the above we provide our comments below.

Great Crested Newts (GCN)

We note that Section 8.11 of the ecological report submitted in support of the above application (Preliminary Ecological Appraisal. Land adjacent to Talfryn Cottage Erbistock Wrexham, by Tyrer Ecology, dated 24/10/22) states that a precautionary programme of

Reasonable Avoidance Measures (RAMs) for GCN detailed within a working Method Statement should be produced.

GCN and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). We therefore advise that any consent is subject to the imposition of the following condition in respect of GCN.

Provided this advice is compliantly implemented, we consider that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN present at this site.

Condition: No development shall commence until a Great Crested Newt Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement should include, but not necessarily be limited to:

- the submission of details and plans concerning Great Crested Newt reasonable avoidance and mitigation measures;
- details of timing, phasing and duration of construction activities and conservation measures;
- a timetable for implementation demonstrating that works are aligned with the proposed phasing of the development;
- persons responsible for implementing the works. The Method Statement shall be carried out in accordance with the approved details.

Justification: To ensure that an approved GCN Method Statement is implemented, which protects GCN affected by the development.

NRW would 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.

Bats

We note that the ecological report submitted in support of the above application (Preliminary Ecological Appraisal. Land adjacent to Talfryn Cottage Erbistock Wrexham, by Tyrer Ecology, dated 24/10/22) has identified that bats are not present at the application site. The report identifies that no trees or buildings are present within the site boundary, but Section 8.5 gives recommendations for a bat-sensitive lighting plan to avoid potential impacts on any foraging/commuting bats that may use the surrounding treelines. We recommend these measures are appropriately secured in any future consent to the satisfaction of your Authority.

Protected Sites – 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 submitted, a 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.

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

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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.