Ein cyf/Our ref: CAS-321415-P1J6
Eich cyf/Your ref: P/2026/0601

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 27 October 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Change of use of room to operate dog grooming business.

Lleoliad/Location: Mount Alyn Croft, Croeshowell Hill, Rossett, Wrexham, LL12 0AA.

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 12 October 2026.

We 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**. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Sites – Foul Drainage

The application site is within the catchment of the River Dee 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. 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 a new septic tank is to be installed to provide foul drainage for the dog grooming business. As such, we refer you to our Advice and advise you to seek further information from the applicant. We advise you to seek further information as identified in the section titled What does this mean for development proposals involving private sewage treatment systems of that Advice.

We advise the following information is provided in support of a planning application for a scheme involving a private sewage treatment system within a nutrient sensitive catchment:

- confirmation of how foul wastewater will be managed

- clear scale plans showing the location of the proposed private sewage treatment system and discharge location
- where discharges to ground are proposed, developers should provide the results of infiltration testing with calculations to demonstrate that the drainage field size and design is appropriate for the volume of discharge proposed and follows the relevant British Standard.

A private sewage treatment systems discharging domestic wastewater to ground, should be built to the relevant British Standard (BS 6297:2007+A1:2008) having a maximum daily discharge rate of less than $2m^3$ and where the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a Special Area of Conservation boundary and at least 50m from any other known discharge to ground.

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.

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,

G Cuthbert

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.