Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-321182-Y0C4
Eich cyf/Your ref: P/2026/0524

Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

Dyddiad/Date: 29 October 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Bwriad/Proposal: Estyniad deulawr i ochr yr eiddo / Two storey side extension

Lleoliad/Location: Bryn Haul, 4 Hill Street, Newbridge, Wrexham, LL14 3JQ

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales (NRW) about the above, which we received on 09 October 2026.

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

Protected Sites

Special Area of Conservation

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. 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 the application, as submitted, proposes a domestic extension, consisting of a two-storey side extension, that is, an extension to a dwelling house comprising a single household. We refer you to our Advice and the section titled ‘What does this mean for domestic extensions?’

Ultimately, it is a matter of judgment for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC.

Pollution Prevention

The application site is located 115m away from the River Dee and Bala Lake Special Area of Conservation (SAC).

From the information provided, we consider that the proposal is not likely to have a significant effect on the SAC, Providing the developer adheres to standard pollution prevention measures, we consider that the proposal is not likely to have a significant effect on the SAC.

Our advice may change should modifications be made to the proposed development prior to the determination of the application. If there are any changes to the proposed development which may affect the consideration of potential environmental impacts, please consult us again before you determine the application.

As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SAC/SPA/Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made on the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult NRW and have regard to any representations we make within such reasonable time as you specify.

Site of Special Scientific Interest

We consider the proposed development has the potential to damage the Afon Dyfrdwy (River Dee) Site of Special Scientific Interest (SSSI). Providing the impact pathways referenced above for the SAC are adequately addressed, we consider the notified features of the SSSI will also be adequately safeguarded.

Protected Species

We note that the information submitted in support of the above application (Preliminary Ecological Appraisal & Roost Assessment, Arbtech Consulting Ltd, October 2026, Ref: Bryn Haul, 4 Hill Street, Newbridge, Wrexham LL14 3JQ) 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.

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

E-bost/E-mail: neplanning@cyfoethnaturiolcymru.gov.uk

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.