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18/07/2022

Dear Sir/Madam,

**PROPOSAL: DEMOLITION OF OUTBUILDING AND DETACHED GARAGE.
PROPOSED TWO STOREY SIDE EXTENSION AND NEW
DETACHED GARAGE**

LOCATION: OAKFIELD BOWLING BANK, ISYCOED, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 06/07/2022.

We continue to 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: European 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 bat report submitted in support of the above application (reference Spadetto, L and Royall, P. (2022). Oakfields, Isycoed: Bat Activity Surveys. Elite Ecology. (Unpublished)) has identified that bats are present at the application site.

From the information submitted, we consider that the proposed development represents a higher risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We advise that the proposed development is likely to harm or disturb the bats or their breeding sites and resting places at this site. We therefore advise that it is carried out under licence.

The below condition should be attached to any planning permission for this scheme to ensure appropriate avoidance and mitigation measures. Provided those measures are implemented, we do not consider that the proposed development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Condition:

No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

- Build upon the principles outlined in the ecological report (Spadetto, L and Royall, P. (2022). Oakfields, Isycoed: Bat Activity Surveys. Elite Ecology. (Unpublished).
- Submission of details including plans of all bat roost, compensation and enhancement measures
- Details of timing, phasing and duration of construction activities and conservation measures
- Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development
- Actions to be taken in event previously unidentified species of bat are found
- A scheme to audit the implementation of ecological measures, including key performance indicators
- Persons responsible for implementing the works
- Post construction monitoring and record dissemination over a period of not less than 5 years
- Submission of details concerning external lighting. This component requirement shall include plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes. Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK

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

Justification: To ensure that an approved species Conservation Plan is implemented, which protects species affected by the development.

Foul Drainage and Protected Site

In line with our [Planning Position Statement](#), any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment should be screened through a Habitats Regulations Assessment (HRA), to determine whether it is likely to have a significant effect on the SAC. 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, i.e. an extension to a dwelling house comprising a single household. Please note, we do not consider that a potential change in the number of inhabitants of the property should in itself justify the triggering of likely significant effects on a European Site, unless there is a material change of use connected to or arising from the change in occupancy or if the use resulting from the change in occupancy cannot be said to be incidental to the enjoyment of the dwelling house - this will be a planning judgment for your authority to make. Ultimately it is a matter for you, as Competent Authority, to satisfy yourselves that the proposed development will not result in a significant effect on the SAC. Therefore, should your Authority conclude that the proposal is likely to have a significant effect on the River Dee and Bala Lake SAC, please consult us on your appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

The developer/applicant should ensure that the existing septic tank/package treatment plant has sufficient capacity to accommodate any increase in flows from the proposed development. The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

If the Applicant already holds an exemption / permit, they should check whether the proposed increase in flows would require a further application to be made for a new / varied permit. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

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 on the above, please do not hesitate to contact us.

Yours faithfully,

Joy Evans

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales