

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

09/02/2022

Annwyl Syr/Madam / Dear Sir/Madam,

PROPOSAL: DEMOLITION OF EXISTING FARM BUILDINGS, CONVERSION OF BARN TO ONE DWELLING, FIRST FLOOR EXTENSION EXISTING DWELLING AND ALTERATIONS TO ACCESS.

LOCATION: THE OLD FARMHOUSE, COED DERWEN, ERBISTOCK, WREXHAM.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the additional information regarding the above, which we received on 20/01/2022.

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 protected species and foul drainage. 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 document identified below should be included in the approved plans and documents condition on the decision notice. Without the inclusion of this document, we would object to this planning application.

- **Extended Phase 1 Habitat Survey of The Old Farmhouse, Coed Derwen, Erbistock, Wrexham. Andy Harmer Ecology Services, 2021**

Protected Species

Bats

We note that the bat report submitted in support of the above application (Bat Scoping Survey & Activity Surveys Of The Old Farmhouse, Coed Derwen, Erbistock, Wrexham. Andy Harmer Ecology Services, 2021) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development is likely to

represent 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).

Although the bat report has been submitted, we advise that there is insufficient information to assess potential effects on bats, and how any effects will be avoided or mitigated.

We advise that further information is submitted to assess the extent of adverse effects on the bats and any avoidance or mitigation measures required. This must demonstrate that the proposed development 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 sufficient bat surveys have been carried out for the purposes of informing the planning decision making process.

However, limited information has been provided in respect of mitigation compensation including, plans, timing, and external lighting

We therefore advise that further information is submitted including:

- Mitigation/Compensation Measures in respect of bats, including plans;
- External lighting/internal light spillage assessment and plans that are compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK, and;
- Measures required to prevent or reduce accidental capture or killing

In the meantime, we are unable to give you 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.

Great Crested Newt (GCN)

We note that the following ecological assessment has been submitted in support of the above application (Extended Phase 1 Habitat Survey of The Old Farmhouse, Coed Derwen, Erbistock, Wrexham. Andy Harmer Ecology Services, 2021) has identified that GCN may be present at the site.

Given the location of the development site within the Dee flood plain, we advise that there is a lower risk of GCN being present. However, if GCN are present, we consider that there are no barriers to dispersal from nearby ponds.

We note that Reasonable Avoidance Measures (RAMs) relating to GCN have been included in the report (6,4). We advise that the RAMS are acceptable, however, we would welcome the inclusion of the erection of one-way amphibian fencing as an additional measure within the RAMs.

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb GCN or their breeding sites and resting places at this site, provided the avoidance measures described in the amended report are implemented.

The amended report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Please consult us again if any further information shows that this is no longer a lower risk case

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). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. As part of this package, we issued a [Planning Position Statement](#), in which we advised that any proposed development that might increase the amount of phosphate (or phosphorus) within a river SAC catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant effect on the SAC. We have also issued [Planning Advice](#) (May 2021) which gives specific advice in respect of foul drainage arrangements for new developments.

We note from the information submitted that a new Package Treatment Plant is to be installed to provide foul drainage for the conversion of a barn to one dwelling. As such, we refer you to our [Planning 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.

In the letter from Hughes Consulting Engineers (Ref: CREF GMS312/GPH (11/12/2021)), reference is made to Building Research Establishment (BRE) 365. However, we advise that Building Research Establishment (BRE) 365 'soakaway design' guidance is not appropriate for the design of drainage fields to dispose of wastewater from septic tanks and package treatment works. BRE 365 guidance is used to design soakaways to dispose of stormwater and to discharge water sufficiently quickly to provide capacity to receive run-off from subsequent storms.

We note that the proposal now includes the installation of a Klargestor phosphate removal treatment plant. However, based on the understanding that the intention is to discharge the treated foul water to ground, we still advise that the appropriate standard for the foul drainage proposals at the site is BS 6297:2007, and the Percolation Value (Vp) should be between 15 and 100 seconds per mm.

For more information/guidance on how to undertake the appropriate percolation test for foul sewage drainage, we would advise the applicant to refer to NRW's website and in particular section 7. Discharges into land (drainage field/infiltration system): [Guidance notes Part B6.5 \(cyfoethnaturiol.cymru\)](#)

Provided this advice is followed and you are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should you conclude that the proposed development is likely to have a significant effect on the SAC, please consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

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.

Yn gywir / Yours faithfully,

Rhys Jones

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