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LL572DW

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

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

10/11/2021

Dear Sir/Madam,

PROPOSAL: ERECTION OF DETACHED DWELLING

LOCATION: BETTISFIELD BOATYARD, THE MOORINGS, BETTISFIELD

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales with additional information about the above, which we received on 11/10/2021. Our revised response is provided below.

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

Foul Drainage

Additional information confirms that proposed foul drainage will be via compost toilet with small soakaway and that greywater will be collected and regularly removed from the site.

We have no objection to the proposed foul drainage. We advise that ground conditions must be adequate for a small soakaway from a compost toilet, as per [Guidance on Pollution Prevention \(GPP\): 4](#).

It is important that operators take responsibility to ensure the sludge/greywater exported is being managed appropriately by others. Our ongoing assessment indicates that the impact of sludge/greywater from private and public wastewater treatment systems may need to be considered in appropriate assessments for developments which will be dependent on the details of each case.

Protected Species

We note that the bat report submitted in support of the above application (Susan Worsfield. Ecological Impact Assessment - Bettisfield Boatyard, The Moorings, Bettisfield. May 2021.

Version 2 15/6/21. Ref:WAT. 240. 521) has identified that protected species are not present at the application site, although it is suitable for foraging and commuting by bats. From the information submitted, we consider that the proposed development represents a lower 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).

As this is a lower risk case for bats, 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 the bats or any breeding sites and resting places at this site, provided the avoidance measures described in the bat report are implemented.

The 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.

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