

09/08/2018

Er sylw / For the attention of: Philip Forster

Annwyl/ Dear Mr Forster ,

**BWRIAD / PROPOSAL: STATIONING OF MOBILE HOME TO SUPPORT
ASSISTED LIVING FOR FAMILY**

**LLEIOLIAD / LOCATION: PENTRE FRON FARM, PENTRE FRON ROAD,
COEDPOETH, WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 01/08/2018.

Natural Resources Wales has no objection to the proposed scheme.

Environmental Management

Due to the proximity of the site to a watercourse, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Further environmental management advice to the developer is set out below.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website:

<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on

other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Advice for the Developer

Foul Drainage:

Our comments on private drainage systems are made on the understanding that no public foul sewer is available to serve the development.

The preferred method of foul drainage disposal is connection to the mains sewer. If this is not feasible, alternative methods of non-mains drainage should be justified in accordance with the hierarchical approach set out in WG Circular 008/2018. Circular 008/2018 discourages using cesspools for new development. The applicant must therefore fully justify the use of a cesspool over preferred alternative means of foul disposal in accordance with the hierarchy set out in the Circular and Building Regulations Approved Document H. The Local Planning Authority will need to be satisfied that the sewerage arrangements are suitable.

It should be noted, we do not accept the promotion or proliferation of cesspools, instead of connection to a public sewer or alternative private sewerage options such as septic tanks or package plants, as a viable long-term sewerage option in anything other than exceptional circumstances.

The developer/applicant should ensure that the existing cess pool has sufficient capacity to accommodate any increase in flows from the proposed development.

It is essential that any cesspit has been installed correctly. Incorrectly maintained cesspools can cause pollution by contamination the ground, groundwater and, sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

We recommend the applicant reviews the following guidance in relation to the proposed development:

- [Pollution Prevention Guidance](#): Sewage treatment and disposal where there is no foul sewer (PPG4)
- [EPR \(Environmental Permitting Regulations\) Guidance](#)

Waste:

Waste produced during the construction phase of your development must be dealt with appropriately, and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records

- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provided information on how to classify waste and register as a waste carrier or hazardous waste producer:

<http://naturalresources.wales/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

Joy Evans

Ms J Evans
Cynghorydd Cynllunio Datblygu / Development Planning Advisor
Gwasanaeth Cyngor Cynllunio Datblygu/
Development Planning Advisory Service