

13/06/2018

Annwyl / Dear Mared,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL:
Change of use of redundant village hall to 1no. dwelling.
LLEOLIAD / LOCATION:
Village Hall, School Lane, Erbistock, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 31/05/2018.

We recommend that you should only grant planning permission if you attach the following condition. This condition would address significant concerns that we have identified, and we would not object provided you attach it to the planning permission.

Summary of Conditions

Condition 1: EPS: All avoidance and mitigation measures described in the bat report being set out in a method statement and adhered to.

Protected Species

The applicant has submitted the following reports to inform the planning decision making process:

- a) Bennett, D. (2018). Bat Activity Survey for Erbistock Village Hall. Clwydian Ecology. Unpublished
- b) Bennett, D. (2018). Protected Species Survey: Erbistock Village Hall. Clwydian Ecology. Unpublished

We consider the surveys and assessment to be satisfactory for the purposes of informing the planning decision making process.

In our view the proposal is not:

- a) Likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and
- b) Likely to adversely affect any local populations of British 'fully' protected species.

To conclude, Natural Resources does not object to the proposal, subject to the imposition of the following condition:

Condition 1: EPS: All avoidance and mitigation measures described in the bat report being set out in a method statement and adhered to.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please do not hesitate to contact us if you require further information or clarification on 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/planning-and-development/planning-and-development/?lang=en>). 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. 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.

Advice for the Applicant / Developer:

Foul Drainage

It should be ensured that the existing tank is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any increase in flow and loading which may occur as a result of this proposal.

Government policy states that, where practicable, foul drainage should be discharged to the mains sewer. Where this is not possible and 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 2000. You should also have regard to Welsh Office Circular 10/99 in respect of planning requirements for non-mains sewerage.

The applicant will need to apply for a Permit or Exemption, if they wish to discharge anything apart from uncontaminated surface water to a watercourse/ditch. They may also need to apply for a Permit from our National Permitting Team to allow certain discharges into ground. Any necessary Permit must be obtained prior to works starting on site. The Welsh

Government has also advised that all septic tanks and small sewage treatment plant discharges in Wales will need to be registered. More

information, including a step by step guide to registering, is available on our website: www.naturalresourceswales.gov.uk / www.cyfoethnaturiolcymru.gov.uk

Environmental Management

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish clarification on the above.

Our comments 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.

Any site owner/developer 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,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales