

01/08/2018

Er sylw / For the attention of Kevin Hughes

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: USE OF BARN AS DWELLING (IN RETROSPECT)

**LLEIOLIAD / LOCATION: PENTRE FARM, KNOLTON BRYN, OVERTON,
WREXHAM**

Thank you for consulting Natural Resources Wales about the above, which was received on 12/07/2018

We note that the application for the proposed development is a retrospective one. Had NRW been consulted on the proposed development prior to any work taking place NRW would have advised the following.

NRW has no objection to the above proposed scheme.

Protected Species

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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

Environmental Management

It should be ensured that the existing tank is in a good state of repair, regularly desludged 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 008/2018 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

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.

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