

09/08/2018

Er sylw / For the attention of: Kevin Hughes

Annwyl / Dear Mr Hughes,

**BWRIAD / PROPOSAL: CONVERSION OF REDUNDANT TWO-STOREY
STONE OUTBUILDING TO 1 NO. DWELLING**

**LLEIOLIAD / LOCATION: CAPEL ISSA, VICARAGE ROAD, BRYMBO,
WREXHAM**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 31/07/2018.

Natural Resources Wales has no objection to the proposed scheme.

Foul Drainage

Our comments on private drainage systems are made on the understanding that no public foul sewer is available to serve the development. Please consult us again if foul sewage from the proposed development is to be disposed of by a new cesspool/ cesspit.

There is no information on the proposed method of foul drainage with the application. We have no objection in principle to the proposals, however, we consider that the applicant should be made aware of the following:

With respect to the discharge of effluent to ground or surface water, the applicant will need to apply for an environmental permit or register an exemption with us. The applicant must obtain any necessary permit or exemption prior to commencement of work on site.

Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria is met. Please

note, should a permit be required, further information may be required as part of that application and the applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to [Pollution Prevention Guideline 4](#) which provides further information.

Protected Species

We note that the bat report submitted in support of the above application (reference : Worsfold, S. (2018). Barn at Capel Issa, Vicarage Road, Brymbo, Wrexham, LL11 5 LF. Marches Ecology Ltd. Unpublished).) has identified that bats were not using the application site. In NRW's view, the survey and assessment have been carried out to a satisfactory standard and we concur with the results and recommendations.

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

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