

Ein cyf / Our ref: je/ CAS-23423-J7G4

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
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Eich cyf / Your ref: P/2016/0827

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Er sylw/ For the attention of:
Matthew Phillips

12th September 2016

Dear Mr Phillips, ,

**LAND ADJOINING AND EAST OF 1 BRAMBLE COURT LLAY WREXHAM - P/2016/0827
ERECTION OF 1 NO. DETACHED DWELLING HOUSE**

Thank you for consulting Natural Resources Wales regarding the above proposal.

Natural Resources Wales has no objection to the scheme.

Protected Species

We have identified the possibility that Great Crested Newts (GCNs) may be present. Therefore, we recommend that your Authority screens the application to see if there is a reasonable likelihood of GCNs being present and the need for a survey in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2).

GCNs and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Any development that would contravene the protection afforded to GCNs under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

- i. There is no satisfactory alternative and
- ii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. In addition,
- iii. The development works to be authorised must be for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any protected species on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Please consult us again if the survey finds that GCNs are present at the site. In the meantime, we cannot confirm that the proposal would not harm or disturb protected species,

or a breeding site or resting place used by protected species. Nor can we confirm that the proposal would not be detrimental to the maintenance of a species population's favourable Conservation status in its natural range.

Foul Drainage

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 written consent of NRW or registration for exemption by the developer will be required for any discharge e.g. foul drainage to a watercourse/ditch etc, from the site and may also be required for certain categories of discharges to land. All necessary NRW consents, or exemptions must be obtained prior to works progressing on site.

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. They must obtain any necessary Permit 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

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 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.

Yours sincerely,

Joy Evans
Development Planning Advisor