

Clare Whiting

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 19 July 2016 11:38
To: planning_admin
Subject: P/2016/0686 - GLAN LLYN, LLANARMON ROAD, BWLCHGWYN, LL11 5YP - NRW
Response NRW:00960668

Dear Mr Phillips,

Thank you for consulting us on the above application, which we received on the 19th July 2016. We have the following comments:

Bats are protected under the Wildlife and Countryside act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended).

NRW is satisfied that the bat survey (Clwydian Ecology, 14th July 2016) has been carried out to an acceptable standard. The report states that there was no evidence that the structures were currently being used as bat roosts and that they had low potential as a roost. It is therefore unlikely that bats or their roosts will be impacted upon by the proposed works.

The Authority should ensure that conditions attached to any planning permission issued, ensure that the recommendations within the report are carried out so as to avoid damage to bats. The applicant should be advised that should bats be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

The applicant should ensure that the existing septic tank/ soakaway 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.

The private foul drainage system associated with this development will require an Environmental Permit under the Environmental Permitting Regulations 2010, from Natural Resources Wales, unless an exemption applies. The applicant is advised to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that a permit may not be granted. Additional guidance on 'Environmental Permitting' can be accessed: <https://www.gov.uk/environmental-permit-check-if-you-need-one>

As we do not have the applicant's details, please forward a copy of this email to them, for their information.

Kind Regards,

Gareth Thomas
Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 653786

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu defnyddio a'u gwella mewn modd cynaliadwy, yn awr ac yn y dyfodol.

Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.