



Wrexham County Borough Council
Planning Officer
16 Lord Street
Wrexham
LL11 1LG

Date: 14th June 2016

Dear Sir/Madam,

**DEMOLITION OF EXISTING STABLES AND OUTLINE PLANNING APPLICATION TO ERECT 1
NO DWELLING
ADWY GRANGE TANLLAN LANE COEDPOETH WREXHAM**

Thank you for referring the above planning application received at our office 13th June 2016.

We have the following comments for consideration:

Species

A bat survey has been submitted for the purposes of informing the public decision making process. (Reference Leigh, R. (2016). Bat Report: Adwy Grange, Tanlan, Coedpoeth, LL11 3EL. Leigh Ecology Limited. Unpublished.

This survey is satisfactory for the purposes of informing the planning decision making process.

The bats or their roosts will not be affected by the proposed scheme.

Foul Drainage

It is noted from the application form that means of foul drainage have not been identified. The applicant should be made aware of the following:

Government guidance contained within DETR Circular 03/99/ WO 10/99 'Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development' gives a hierarchy of drainage options that must be considered and discounted in the following order:

- 1 Connection to the public sewer
- 2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above is feasible a cesspool

Yn gywir / Yours' faithfully,

Ruth Prichard

Swyddog Cyswllt Cynllunio / Planning Liaison Officer

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker** 

cc: