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22/07/2020

Annwyl Sharon Holman,

**BWRIAD / PROPOSAL: TROSI ADEILAD ALLANOL I ANNEDD A DEFNYDDIO
YSGUBOR AR GYFER GAREJYS A STORIO DOMESTIG. / CONVERSION OF
OUTBUILDING INTO A DWELLING AND USE OF DUTCH BARN FOR GARAGING AND
DOMESTIC STORAGE.**

**LLEOLIAD / LOCATION: KNOLTON FARM, OSWESTRY ROAD, OVERTON,
WREXHAM.**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 01/07/2020.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if you attach the following condition to the permission. Otherwise, we would object to this planning application.

Condition 1: No development shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.

Protected Species

We note that the bat reports submitted in support of the above application (references: Bennett, D (2019) Bat Activity Survey for Knolton Farm. Oswestry Road, Overton on Dee. Clwydian Ecology. Unpublished. and Bennett, D. (2019) Knolton Farm. Oswestry Road, Overton on Dee - Bat/Bird Mitigation Report. Clwydian Ecology. Unpublished.)

From the information submitted, we consider that the proposed development represents a higher risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). We advise that the proposed development is likely to harm or disturb the bats or their breeding sites and resting places at this site. We therefore advise that it is carried out under licence.

We advise that any consent is subject to the imposition of a condition in respect of bats. Provided this advice is implemented, we consider that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of each of the local populations of bat present at this site.

Condition 1: No development shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

- Details which build upon the principles outlined in the ecological reports (references: Bennett, D (2019) Bat Activity Survey for Knolton Farm. Oswestry Road, Overton on Dee. Clwydian Ecology. Unpublished. and Bennett, D. (2019) Knolton Farm. Oswestry Road, Overton on Dee - Bat/Bird Mitigation Report. Clwydian Ecology. Unpublished.)
- Submission of details concerning bat mitigation and compensation measures, including plans. This to include confirmation that solar panels are not to be installed on the roof of structures proposed to function as bat roosts.
- Details of timing, phasing and duration of construction activities and conservation measures.
- Timetable for implementation, demonstrating that works are aligned with the proposed phasing of the development.
- Ecological Compliance Audit, including key performance indicators.
- Details of the persons responsible for implementing the works.
- Post construction monitoring and record dissemination for a period of not less than 3 years.
- Submission of details outlining any external lighting schemes, together with plans illustrating predicted bat emergence and dispersal from retained or compensation bat access points to the wider countryside.

The Conservation Plan shall be carried out in accordance with the approved details.

NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Foul Drainage

The site lies on a principal aquifer and within a source protection zone. Source protection zones are designated by Natural Resources Wales (NRW) to identify those areas closest to drinking water sources that are at greatest risk of contamination.

We note the proposal to dispose of foul sewage effluent via a private treatment system. The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are 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. If the Applicant already holds an exemption / permit, they should check whether the proposed increase in flows would require a further application to be made for a new / varied permit. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

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 Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

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 provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir,

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales