

30/05/2019

Er sylw/ For the attention of: Kevin Hughes

Dear Mr Hughes,

BWRIAD / PROPOSAL: SITING OF MOBILE HOME (FOR A TEMPORARY PERIOD OF 3 YEARS)

LLEOLIAD / LOCATION: THE GROVES FARM, STONTLEY, WREXHAM

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 23/05/2019.

NRW has no objection to the above scheme.

Protected Species

There are multiple ponds and records of Great Crested Newts locally.

We note that there is no information about protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Foul drainage advice to the developer is given below.

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 listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>). 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

Foul Drainage:

According to our records, the development site is outside main sewer range and there is no information as to how foul drainage will be discharged from the mobile home.

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. 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. 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.

The developer/applicant should ensure that any existing septic tank has sufficient capacity to accommodate any increase in flows from the proposed development.

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

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 the Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

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 faithfully,

Joy Evans

Ms Joy Evans
Cynghorydd Cynllunio Datblygu /
Development Planning Advisor