



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-48581-B2M0
Eich cyf/Your ref: P/2017/0981

Maes y Ffynnon
Penrhosgarnedd
Bangor
Gwynedd
LL57 2DW

Ebost/Email: northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 654147

By email only:

planning_admin@wrexham.gov.uk

19/12/2017

For the attention of: Sharon Holman,

Dear Ms Holman,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

PROPOSAL: APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2017/0639 (LAYOUT, SCALE, APPEARANCE, ACCESS, LANDSCAPING) ERECTION OF 1 NO. DWELLING

LOCATION: LAND ADJOINING ELM VILLA CHURCH LANE ISYCOED WREXHAM

Thank you for consulting Natural Resources Wales (NRW) on the application above, which was received on the 29th of November 2017.

NRW does not object to the proposal. In our opinion the proposal is not likely to adversely affect any of the interests listed. We have the following advice for your information.

Foul drainage

Our response to the outline planning application for this site (dated 8th of August 2017) noted the lack of information about foul drainage. We note that this has not been provided in this current application either. It appears that this information is not requested in either the Outline Planning Application Form or the Reserved Matters Application Form.

The location of the site is outside a main sewerage area. 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

European Protected Species(EPS)

We note that there is no information about protected species with the application. We therefore assume that the Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present and affected by the development.

Environmental Management

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

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.

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.

Yn gywir / Yours sincerely,



Holly Tomlinson

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales