

Cerys Jones

From: North Planning <NorthPlanning@cyfoethnaturiolcymru.gov.uk>
Sent: 28 November 2017 16:59
To: planning_admin; Kevin Hughes; Emma Broad
Cc: Cerys Jones
Subject: RE: P/2017/0923 NRW:03000901

Dear Kevin & Emma,

Further to my call and Emma's email below we would like to resubmit our response. I appreciate that the deadline has passed and we will seek to resubmit as soon as possible. In the meantime, if it is possible to remove our response (dated 24th of November 2017) from your website, please could that be done.

Emma, thank you very much for flagging this issue. We had initially responded on the basis that this was a like for like replacement with the demolition of two houses to be replaced by two new ones. We therefore did not consider it to be of the same significance as the Nags Head development, which was for 9 new houses. However, your email prompted further investigation and we now wish to reconsider our position in light of the unique situation at Bettisfield.

I sincerely apologise for requesting an amendment at this stage and any confusion caused.

Holly Tomlinson
Cyngorydd Cynllunio Datblygu / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales
0300 065 4147

cyfoethnaturiol.cymru / naturalresources.wales

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Croesewir gohebiaeth yn y Gymraeg a'r Saesneg / Correspondence welcomed in both Welsh and English.

----- Original Message -----

From: Emma Broad

Received: Tue Nov 28 2017 09:16:31 GMT+0000 (GMT Standard Time)

To: North planning; North Planning Mailbox Queue

Cc: Kevin Hughes

Subject: P/2017/0923

Hi Holly,

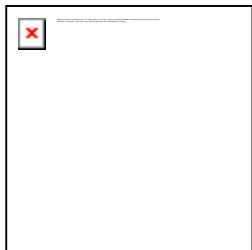
With reference to the attached response we previously received guidance from CCW/EA that there should be no increase in development in this area due to the inability to properly dispose of foul drainage without impacting on the Special Site. The area has no mains drainage and is unsuitable for septic tanks illustrated by the most recent development (dwellings on the site of the Nags Head) adjacent to this site where the septic tanks popped out of the ground. The network of ditches at some time of the year all run into the Moss which is a SAC. Is this previous policy about development in Bettisfield now not in place? We couldn't grant a permission that would not get discharge consents from yourselves, so would require more detail in terms of if the proposed drainage is acceptable as there will be a net increase of one 3 bedroomed property. Relaxing this previous policy may also have implications for larger proposals within the village. Also where do we stand with the Special Site and Habs Regs Assessments?

Thanks

Emma

Emma Broad

Ecology and Biodiversity Officer | Swyddog Ecoleg a Bioamrywyiaeth



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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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