

FAO Philip Forster

03/06/2019

Dear Philip,

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

**BWRIAD / PROPOSAL: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2016/0225 FOR
SIGHTING OF MOBILE HOMES**

LLEOLIAD / LOCATION: Land West of Bryn Offa, Fennant Road, Ponciau, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 29/04/2019. We currently consider that insufficient information is available to allow discharge of Condition 12. Sufficient information has been submitted to allow discharge of condition 11.

Condition 12

NRW notes the information relating to the discharge of Condition 12. The planning submission includes

- a. Planning statement (reference Mennell, T. (2018). Removal of Conditions: Change of use of land to provide 2 no. Gypsy and traveller Pitches, Day Room and hard Standing: Land West of Bryn Offa, Fennant Road, ponciau, Wrexham, LL14 1PL . Trevor Mennell Planning. Unpublished
- b. Proposed Block Plan (0.4001/BM)

The planning statement states that in respect of Condition no. 12 existing hedgerow are to be retained. No other detail has been provided.

In these circumstances, we consider the proposal does not include any enhancement measures as required by the condition.

We would concur with your ecologist who has advised that a replacement native hedge (rather than conifer hedging) could be re-planted behind the visibility splay and thus be allowed to grow to a similar height to that which was removed. We recommend that the detail is agreed to the LPAs satisfaction.

Condition 11

We note the information submitted in relation to the discharge of Condition 11 (foul and surface water drainage). We have no objection to the discharge of this condition.

The applicant has confirmed that the Klargester Biodisc Multihouse BB unit will be installed, which has a capacity to deal with 16 residents (8 bedrooms). The LPA have confirmed that the maximum occupancy will not exceed 16 residents. The system would, therefore, appear to have sufficient capacity.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Advice to the Applicant

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.

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.

Yn gywir / Yours sincerely,

Daniel Davies

Daniel Davies

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales