

13/02/2019

Er sylw / For the attention of Sharon Holman

Dear Mrs Holman,

**BWRIAD / PROPOSAL: CONVERSION FROM OFFICES TO ORIGINAL
RESIDENTIAL USE TO CREATE 2 NO. COTTAGES
INCLUDING EXTENSIONS AND INTERNAL
ALTERATIONS**

**LLEOLIAD / LOCATION: THE OLD POST OFFICE, REDBROOK VIEW,
REDBROOK, MAELOR, WHITCHURCH - P/2019/0087**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 11/02/2019

NRW has no objection to the above scheme.

Protected Species

The proposed development, which lies in an area with multiple bat records, will involve work to the roof of the existing building.

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

Our comments on private drainage systems are made on the understanding that no public foul sewer is available to serve the development.

The submission is unclear as to whether a new or existing septic tank/ treatment plant will be used.

The developer/ applicant should ensure that the existing septic tank has sufficient capacity to accommodate any increase in flows from the proposed development. The applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. The applicant must obtain any necessary permit or exemption prior to commencement of work on site.

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.

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 [Pollution Prevention Guideline 4](#) which provides further information.

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

Environmental Management:

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

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>

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