

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Ein cyf / Our ref:je/ CAS-51806-L2F0

Eich cyf / Your ref

Email:
northplanning@cyfoethnaturiolcymru.gov.uk
Tel: 03000 65 5236

Er sylw/ For the attention of:
Sharon Holman

17/ 01/ 2018

Dear Ms Holman,

**Land adj. to Ashgrove Nursing Home, Chester Road, Gresford - P/2018/0014
Extension and refurbishment of redundant office, associated parking and
sewage treatment plant**

Thank you for consulting Natural Resources Wales regarding the above proposal,
received on 17/ 01/ 2018.

Natural Resources Wales has no objection to the scheme.

Protected Species

The application is supported by an ecological submission (Reference: Marshall, P.
(2017) Environmental Appraisal and Phase 2 Surveys for Bats : Land Adjacent to
Ashleigh Court Nursing Home. Greenscape Environmental Limited. Unpublished).

In our view, the ecological submission has been completed to a satisfactory
standard. We therefore concur with the results, advice on avoidance measures and
general mitigation recommendations and advise that they should be followed as set
out in the ecological submission.

Foul Drainage

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 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

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

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

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.

Our comments 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/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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.

Any site owner/developer 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 sincerely,

Joy Evans

Joy Evans
Development Planning Advisor