



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-41736-J3G5
Eich cyf/Your ref: P/2017/0794

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05/10/2017

Er sylw / For the attention of: Matthew Phillips,

Annwyl / Dear Mr Phillips,

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

**BWRIAD / PROPOSAL: OUTLINE APPLICATION FOR 1 NO. DWELLING ON LAND
WITHIN THE CURTILAGE OF 1 THE ELMS**

LLEOLIAD / LOCATION: 1 THE ELMS TALLARN GREEN MALPAS, SY14 7HL

Thank you for consulting Natural Resources Wales (NRW) on the application above, which was received on the 20th of September 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 enclose the following advice for your information.

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 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 Wrexham County Borough Council has screened the application and concluded that there is not a reasonable likelihood of protected species being present and affected by the development.

Our records show evidence of bats in the vicinity. The applicant should be advised that should protected species, such as bats, be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

Pollution prevention

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/>.

Construction

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

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,

A handwritten signature in black ink, appearing to read 'Holly Tomlinson', with a stylized, cursive script.

Holly Tomlinson

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales