



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-47133-T2P8
Eich cyf/Your ref: P/2017/0935

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05/12/2017

Er sylw / For the attention of: Philip Forster

Annwyl / Dear Mr Forster,

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

**BWRIAD / PROPOSAL: CHANGE OF USE OF GARAGE TO LIVING ACCOMMODATION,
ERECTION OF SHED AND ALTERATIONS TO DRIVEWAY AND PARKING
ARRANGEMENTS**

**LLEOLIAD / LOCATION: MOUNT ALYN GATEHOUSE CROESHOWELL HILL BURTON
ROSSETT, WREXHAM LL12 0AA.**

Thank you for consulting Natural Resources Wales (NRW) on the application above, which was received on the 15 November 2017.

We recommend that you should only grant planning permission for the scheme if it can meet the following requirements to address significant concerns that we have identified. Provided these requirements are met, we would not object to the scheme.

Summary of Requirements:

Requirement 1: Foul Drainage: The applicant confirms that the foul drainage will be connected to the mains sewer, or otherwise demonstrate it is not feasible to connect to the mains sewer.

Foul Drainage

We note that the applicant proposes to discharge foul water to a private treatment system. However, according to our records, the site is within a sewered area. The installation of private sewage treatment facilities within publicly sewered areas is not considered environmentally acceptable. We are therefore opposed to such facilities unless the developer can demonstrate that it is not reasonable to connect the public system. As such we require the following:

Requirement 1: Foul Drainage: The applicant confirms that the foul drainage will be connected to the mains sewer, or otherwise demonstrate it is not feasible to connect to the mains sewer.

The applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Formally approach the sewerage undertaker (Welsh Water) regarding a connection under Section 106 or a requisition under Section 98 of the Water Industry Act (WIA) 1991.
- Serve notice for connection under Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.
- Provide details of the reasons given by the sewerage undertaker if it has refused connection under section 98 or section 106 of the WIA 1991 and confirmation that they have appealed against this decision.
- Demonstrate that it is not reasonable to connect to the public foul sewer.

Lack of capacity or plans to improve capacity in the sewer is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991. NRW may refuse to issue an Environmental Permit or exemption for private treatment facilities in such circumstances.

If, following the engagement with the sewage undertaker outlined above, private drainage is still pursued, it is to be ensured that no pollution is caused from its installation. All private drainage systems need to be registered and permitted by NRW. It is important to recognise that we cannot register discharges that are too close to sensitive receptors and so you may need to apply for an environmental permit. If the environmental risks are too high, we may not be able to issue a permit either. In these cases, applicants can register as normal and this will be checked and applicants will be informed if they need to do anything more.

It is understood that the location may be within a Source Protection Zone (SPZ), which is classed as a sensitive receptor. This will need to be taken account when assessing a registration and permit application and a permit cannot be guaranteed.

For further information on all of this, we refer the applicant to GPP4: <http://www.netregs.org.uk/media/1460/gpp4-20171031-online-v1.pdf>

European Protected Species(EPS)

We note that there is no information about protected species with the application. We therefore assume that the Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present and affected by the development.

Construction Waste

If the developer plans to use waste in the construction, they should be aware that the activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under Environmental Permitting Regulations 2010. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site. For further information please visit the website <https://www.gov.uk/government/collections/waste-exemptions-using-waste> and contact our Customer Centre on 0300 065 3000 (Mon-Fri, 9am-5pm).

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales.

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. These notes must be kept for at least two years.

Pollution Prevention

During the works, the developer should take precautions to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please check "Working at construction and Demolition Sites, Pollution Prevention Guidance 6":

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

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,



Holly Tomlinson

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales