



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: P/2017/0740
Eich cyf/Your ref: CAS-39919-F0Y7

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08/09/2017

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: Erection of machine store and workshop building
LLEOLIAD / LOCATION: Whalebone House, Plassey Lane, Willington, Maplas SY14 7LS

Thank you for consulting Natural Resources Wales (NRW) on the proposed development above, which was received on 6th of September 2017.

Based on the information submitted to date, we have no objection to the proposed development.

We have the following comments for your consideration:

Protected species

Our search identified that great crested newts have been recorded approximately 700 meters from the proposed development. We also identified several suitable habitats (ponds) in the area. We would therefore recommend referring this case to your ecologist to consider whether further surveys are required.

Geoscience

The proposed development is within Category B Aquifer. We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. In particular, the developer should be aware of the advice under Position Statements G11 (Discharges from areas subject to contamination) and G13 (sustainable drainage systems) applies to this development.

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 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 is available on our website at:

<https://naturalresources.wales/permits-and-permissions/water-discharges/register-your-septic-tank-package-sewage-treatment-plant/?lang=en>

However, it should be noted that the submission of an application does not guarantee that a permit will be issued.

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 Gov.uk website: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 33 and 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.

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.

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.

Yours sincerely,

Holly Tomlinson

Cynghorydd Cynllunio Datblygu / Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales