

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

Ein cyf / Our ref: je/CAS-35787-S7V9

Eich cyf / Your ref: P/2017/0553

Email:

northplanning@cyfoethnaturiolcymru.gov.uk

Tel: 03000 65 5236

Er sylw/ For the attention of:
Matthew Phillips

13/ 07/ 2017

Dear Mr Phillips,

**CHESHIRE CHEESE, OVERTON ROAD, PENLEY WREXHAM - P/2017/0553
TWO-STOREY EXTENSION**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 10/ 07/ 2017.

Natural Resources Wales has no objection to the scheme.

Our decision is based on the fact that the element of work within case ref: P/2017/0209, which meant that flood risk was a major constraint, has been removed. As confirmed by yourself via email on 12/ 07/ 2017 and contrary to the block plan submitted with the application, the creation of a new access and driveway through the C2 flood zone is not part of this current proposed development.

Protected Species

As there are historical roost records locally, we have identified the possibility that bats may be present. Therefore, we recommend that your Authority screens the application to see if there is a reasonable likelihood of bats being present and the need for a bat survey in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2).

Please consult us again if the survey finds that bats are present at the site. In the meantime, we cannot confirm that the proposal would not harm or disturb bats, or a breeding site or resting place used by bats. Nor can we confirm that the proposal would not be detrimental to the maintenance of a bat population's favourable Conservation status in its natural range.

Foul Drainage

There is no information on foul drainage within the application form, but we note that the area is outside the mains sewer catchment area.

It should be ensured that any existing septic tank is in a good state of repair, regularly desludged and of sufficient capacity to deal with any increase in flow and loading which may occur as a result of this proposal

Similarly, the applicant should ensure that a new or existing package treatment plant has the capacity to handle the additional loading caused by the proposed development.

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

Environmental Management

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and '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/>

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