

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

Ein cyf / Our ref:je/CAS-38351-J9W4

Eich cyf / Your ref: P/2017/0709

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

Er sylw/ For the attention of:
Mared Rees

31/ 08/ 2017

Dear Ms Rees,

**CHARITY FARM, HALGHTON LANE, BANGOR ON DEE - P/2017/0709
CONVERSION OF BARNS TO 2 NO DWELLINGS, ALTERATIONS TO EXISTING
BARN CONVERSION AND ERECTION OF CAR PORT**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 23/ 08/ 2017.

Natural Resources Wales has no objection to the scheme.

Protected Species

The application is supported by an ecological submission (reference Worsfold, S.(2017). Protected Species Surveys of Two Barns at Charity Farm, Halghton Lane, Bangor on Dee, Wrexham. Worsfold & Bowen, Unpublished.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, including external lighting in accordance with Bat Conservation Trust guidelines.

To conclude, it is NRW's view that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of bat.

Foul Drainage

There is no information on foul drainage. It should be ensured that any existing 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 any new or existing package treatment plant has the capacity to handle the additional loading caused by the proposed development.

www.cyfoethnaturiolcymru.gov.uk

www.naturalresourceswales.gov.uk

Maes y Ffynnon, Penrhosgarnedd, Bangor, LL57 2DW

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

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

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