

Head of Environment and Planning
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Er sylw/For the attention of: Kevin Hughes

Dear Mr Hughes

TOWN AND COUNTRY PLANNING ACT 1990

**CONVERSION OF REDUNDANT TWO-STOREY STEEL FRAMED BARN TO DWELLING
LAND AT BERSE ROAD NEW BROUGHTON WREXHAM**

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 12 June 2017.

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Ecology

The application is supported by an ecological submission. (Reference: Irwin, S. (2017) Proposed Conversion of a Barn at Cae Dewi Sant, Berse Road, Wrexham, LL11 2BL: - Preliminary Bat Assessment. Marches Ecology . Unpublished.

NRW consider that the ecological submission is satisfactory for the purposes of informing the planning decision making process.

Bats

The results of the survey were, no evidence of bats was found. As such, the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of bat.

Foul Drainage

With respect to the discharge (of effluent) to ground or surface water, the applicant will need to apply for an environmental permit or register an exemption with Natural Resources Wales. The applicant must obtain any necessary permit or exemption

prior to commencement of work on site. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria is met. More information, including a step by step guide to registering and the relevant application forms are available on our website: <https://naturalresources.wales/apply-for-a-permit/water-discharges/?lang=en>. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations.

Government Policy states that where practicable, foul drainage should be discharged to the main sewer. The applicant must ensure they are not in a sewered area before applying for an environmental permit.

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.

Yours sincerely

Meryl Read

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