

Ein cyf / Our ref:je/ CAS-31748-Q2W5

Community Well-being and Development
Wrexham County Borough Council
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Eich cyf / Your ref: P/2017/0258

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Er sylw/ For the attention of:
Kevin Hughes

25/04/2017

Dear Mr Hughes,

**WOLVESACRE HALL, WOLVESACRE LANE, ISCOYD - P/2017/0258
DEMOLITION OF EXISTING HOUSE AND ERECTION OF REPLACEMENT
DWELLING, RENOVATION OF EXISTING DAIRY BUILDING (BARN A) TO
ACCOMMODATE GARAGING AND STORAGE INCLUDING DEMOLITION OF
EITHER END OF THE BUILDING AND REMOVAL OF BARN C**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 30th March 2017.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirements. We would object if the scheme does not meet these requirements.

Summary of Requirements

- Requirement 1: Submission of emergence survey report for bats including confirmation of species of bat present at the application site
- Requirement 2: Submission of field surveillance report for great crested newts
- Requirement 3: Submission of detailed avoidance, mitigation and compensation schemes for European protected species
- Requirement 4: Submission of post construction surveillance proposals
- Requirement 5: Submission of an appropriate Ecological Compliance Audit (ECA) scheme
- Requirement 6: Submission of an appropriate biosecurity risk assessment report

Protected Species

We note that the ecological report submitted in support of the above application (Prestwood, W. (2017). Phase One Habitat Survey: Wolvesacre Hall, Arbor Vitae Environment. Unpublished) has identified that bats are present and that great crested newts are likely to be present at the site of the proposed development.

European protected species (EPS) such as bats and great crested newts and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Any development that would contravene the protection afforded to EPS under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

- i. There is no satisfactory alternative and
- ii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. In addition,
- iii. the development works to be authorised must be for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any EPS on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Although a preliminary ecology report has been submitted, we consider that there is not enough information to assess potential effects of the proposal on EPS likely to be present at this site. We consider that the following additional information is required to assess the extent of adverse effects on EPS:

- Requirement 1: Submission of emergence survey report for bats including confirmation of species of bat present at the application site
- Requirement 2: Submission of field surveillance report for great crested newts
- Requirement 3: Submission of detailed avoidance, mitigation and compensation schemes for European protected species
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Environmental Management

Disposal of Construction Waste

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.

Foul Drainage

The applicant should ensure that the existing septic tank 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

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,

Joy Evans

Joy Evans
Development Planning Advisor