

Philip Forster
Planning Control Department
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Date: 17th May 2017

Dear Mr Forster,

**ERECTION OF CATTERY
12 FFORDD GARMONYDD, WREXHAM, LL12 8JD**

Thank you for consulting us on the above application, which we received on the 27th April 2017.

We recommend that you should only grant planning permission for the scheme if it can meet the following requirements, to address significant concerns that we have identified. Provided these requirements are met, we would not object to the scheme:

Requirement 1: Foul Drainage: The applicant confirms that the foul drainage will be connected to the mains sewer, otherwise demonstrate it is not feasible to connect to the main sewer.

Foul Drainage

The site lies within a publicly sewered area. Government policy states that, where practicable, foul drainage should be discharged to the mains sewer.

NRW notes that the applicant has stated 'Unknown' on the Application form to the means of foul sewage disposal. The form is also ticked that it is not proposed to connect to the existing foul sewage drainage system. Although the letter from The Design Social, dated 9th April 2017 states "Any bucket waste water will be disposed of into the household foul water drain", the method of the household foul water drain is not specified. We therefore have the following requirement:

Requirement 1: Foul Drainage: The applicant confirms that the foul drainage will be connected to the mains sewer, otherwise demonstrate it is not feasible to connect to the main sewer.

The installation of private sewage treatment facilities within publicly sewered areas is not considered environmentally acceptable. We would therefore be opposed to such facilities unless it can be demonstrated that it is not reasonable to connect the public system.

It is recommended that consultation also takes place with the sewerage undertaker to confirm that connection is available.

Lack of capacity or plans to improve capacity in the sewer is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an Environmental Permit or exemption for private treatment facilities in such circumstances.

The applicant should ensure that the existing foul drainage system can adequately accommodate the likely increase in foul flows without creating environmental nuisance.

Any waste generated as a result 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.

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%.

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.

We advise that in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any queries concerning the above, please contact me on the details below.

Yn gywir / Yours' faithfully,



Mr. GARETH THOMAS

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cc: The Design Social barnaby@thedesignsocial.com