



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-31850
Eich cyf/Your ref: P/2017/0253

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

18 April 2017

Er sylw / For the attention of: Sharon Holman

Annwyl / Dear Mrs Holman

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2014/0236:

CONDITION 2 - MATERIAL SAMPLES BOARD

CONDITION 6 - SUBMISSION OF A SPECIFICATION OF RAINWATER GOODS

CONDITION 10 - SUBMISSION OF A SCHEME FOR THE COMPREHENSIVE AND
INTEGRATED DRAINAGE OF THE SITE

CONDITION 15 - SUBMISSION OF A SCHEME DETAILING CONSTRUCTION OF THE
HIGHWAY AND ACCESS

CONDITION 18 - SUBMISSION OF FULL DETAILS OF A HARD AND SOFT
LANDSCAPING SCHEME

LLEOLIAD / LOCATION: 12 SONTLEY ROAD, WREXHAM

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 3 April 2017.

Our comments only relate to the discharge of Condition 10. NRW did not request consultation on the remaining conditions.

NRW does not object to the proposals to discharge condition 10. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

The submitted drawings (13.5436/D1 Rev H, 13.5436/D2 Rev G) indicate a pumping chamber for each property to enable connection of foul drainage to be made to the public sewerage system. Connection of foul drainage to the mains drainage system is the

preferred method of foul drainage disposal where development is proposed within publicly sewered areas. We also recommend that your authority consult with Dwr Cymru/Welsh Water to confirm that such connection can be made.

Where a single proposed dwelling is within 30m of a public sewer, connection should be made to that sewer. Where proposals are for more than one property then the 30m distance should be multiplied by the number of properties. In this instance the (2) proposed dwellings are within 60m of the main sewer, therefore connection should be made to the public sewerage system.

Should the proposals be revised, then the applicant should be made aware that NRW would be opposed to connection to a private treatment/disposal system and any application for a Permit for the discharge may be refused.

Please do not hesitate to contact me if you require 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.

Yn gywir / Yours sincerely

Meryl Read

Meryl Read

Uwch-gynghorydd Cynllunio Datblygu /Senior Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales