

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

5 May 2017

Er sylw / For the attention of: Philip Forster

Annwyl / Dear Mr Forster

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

BWRIAD / PROPOSAL: CONVERSION OF FORMER DISUSED BAKEHOUSE / STORE INTO
HOLIDAY LET ACCOMMODATION INCLUDING EXTENSION, INSERTION OF DORMER
WINDOW AND ALTERATION TO ROOF PITCH

LLEOLIAD / LOCATION: ERWALLO UCHAF PONTFADOG LLANGOLLEN

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 19 April 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.

European Protected Species

The application is supported by an ecological report (Reference: Dyer, S.(2016) Bake House, Erwallo Uchaf, Pontfadog: Building Conversion. Sam Dyer Ecology. Unpublished.

Natural Resources Wales considers that the ecological report has been completed to a satisfactory standard and we agree with the results.

The presence of bats was not confirmed and as such, we have no objection to the proposal.

Building Waste

Any waste excavation material or building/demolition 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

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.

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/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. 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

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