

Swyddfa'r Cyngor
Amgylchedd a Chynllunio /
Environment & Planning
Cyngor Bwrdeistref Sirol Wrexham
16 Lord Street
WREXHAM
LL11 1LG

Ein cyf / Our ref: NWS/CAS-33796-Z7H8

Eich cyf / Your ref: P/2017/0408

9/06/2017

Er sylw / For the attention of: Matthew Phillips

Annwyl Syr / Dear Sir,

**DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN & COUNTRY PLANNING ACT 1990**

BWRIAD / PROPOSAL: Demolition of existing dwelling and outbuilding and
erection of new replacement two-storey dwelling
LLEOLIAD / LOCATION: Clay Pit Cottage, Sontley, Wrexham

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales regarding the above, which was received on 22/05/2017.

NRW does not object to the application. We have the following comments.

Protected Species:

Bats are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended).

NRW is satisfied that the Bat Activity Survey (David Bennett, 15 May 2017) has been carried out to an acceptable standard. The report states that there was no evidence that the structures were currently being used as bat roosts and that they had low potential as a roost. It is therefore unlikely that bats or their roosts will be impacted upon by the proposed works. We recommend that the avoidance/mitigation measures detailed in section 8 of the original Protected Species Survey report supporting this application site (Clwydian Ecology, 28 March 2016) are adhered to by the applicant.

The applicant should be advised that if bats are discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

Foul Drainage:

We note that foul drainage will be disposed to an existing septic tank on site. It should be ensured that the existing tank is in a good state of repair, regularly desludged and of sufficient capacity to deal with any increase in flow and loading which may occur as a result of this proposal.

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 <https://naturalresources.wales/permits-and-permissions/water-discharges/register-your-septic-tank-package-sewage-treatment-plant/?lang=en>

Pollution Prevention:

We note that the development site is located approximately 140 metres from a pond. All works at the site must be carried out in accordance with Guidance for Pollution Prevention GPP5: *‘Works and Maintenance In or Near Water’* which is available at: <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf>

Construction Waste:

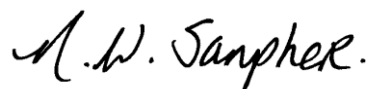
The demolition of the current building will generate controlled waste. This waste should only be disposed of to sites which can prove that they are registered as exempt, or licensed under the Environmental Permitting Regulations. There is a legal requirement (Duty of Care requirements of Section 34 the Environmental Protection Act 1990) on the site owner, demolition contractor, etc. to ensure that the re-use or disposal of this waste is appropriate and complies with the Environmental Permitting Regulations. The Duty of Care requirements also mean that appropriate Waste Transfer Notes must be produced and kept.

When demolition gets underway, we would be grateful if a copy of the demolition notice could be forwarded to NRW at the Bangor office for the attention of Environment Officer David Wilby.

Please do not hesitate to contact us if you require further information or clarification of any of 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,



Mrs N W Sanpher

Cynghorydd Cynllunio Datblygu / Development Planning Adviser

Gwasanaeth Cyngori Cynllunio Datblygu / Development Planning Advisory Service

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