



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-33018-P1L1
Eich cyf/Your ref: P/2017/0340

Cyfoeth Naturiol Cymru
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Head of Community and Wellbeing,
Wrexham County Borough Council,
16 Lord Street,
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11/05/2017

I sylw / For the attention of: Mr Forster,

PROPOSAL: Demolition of existing dwelling and erection of replacement dwelling
LOCATION: Old Hall Farm, Erbistock, Wrexham

Thank you for consulting Natural Resources Wales about the above, which was received on 03/05/2017.

NRW does not object to the proposal. In our opinion, the proposal is not likely to adversely affect any of interests within our remit.

Protected Species

We acknowledge the Ecological Assessment (Reference: Crowder, J. (2017). Old Erbistock, Wrexham: Ecological Assessment: TEP/ Unpublished.) that supports the planning application.

We consider that the ecological submission is satisfactory to inform the planning decision making process.

No evidence of European protected species or fully protected British protected species was found. Based on the content of the submission, we consider that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species

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.

Water Resources

Applicants or developers should be aware of their responsibilities to ensure that the operations do not interfere with riparian owners' common law rights to receive water undiminished in quantity or quality. If any watercourses crossing the site are interrupted or diverted then, notwithstanding the need for any statutory consents or licences, it is the applicant's responsibility to take appropriate steps to protect the rights of the riparian owners, for which he has a liability.

Demolition/Construction Waste Disposal

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environmental Protection Act 1990.

The activity of importing waste into the site for use as, for example hardcore, must be registered by the Environment Agency Wales as an exempt activity under the Environmental Permitting Regulations 2007.

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.

We thank you for consulting with NRW. Please do not hesitate to contact us if we can be of any further assistance to you.

Yn gywir / yours faithfully

Angharad Wyn Crump MRTPI
Uwch Swyddog Cadwraeth / Senior Casework Officer
Gwasanaeth Cynhori Cynllunio Datblygu /
Development Planning Advisory Service