

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

9 February 2017

Er sylw / For the attention of: Kevin Hughes

Annwyl / Dear Mr Hughes

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

BWRIAD / PROPOSAL: Erection of 5 No. Dwellings

LLEOLIAD / LOCATION: Lower Honkley Farm, Stringers Lane, Burton

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 31 January 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.

Ecology

The application site has been subject to a preliminary ecological survey and assessment (reference: Knight, T. (2017). Proposed Residential Development on land at Lower Honkley farm, Stringer's Lane, Rossett, Wrexham – Extended Phase 1 Habitat Survey. Marches Ecology. Unpublished.

The survey and assessment are considered to be appropriate and proportionate for the purposes of informing the planning decision making process. The ecology submission is therefore, satisfactory.

NRW concur with the conclusions and recommendations in respect of European protected species (in this case bats and great crested newt) and consider that the proposal is not likely to detrimental to the maintenance of the favourable conservation status of any local populations of European protected species. Your Authority may wish to incorporate conditions to ensure that the recommendations within the report are implemented.

Under current NRW guidance, the LPA is the lead for assessing implications on badgers and nesting birds. Without prejudice to the LPA's leading assessment, NRW consider the submission in respect of these species to be also satisfactory.

Foul Drainage

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 www.naturalresourceswales.gov.uk / www.cyfoethnaturiolcymru.gov.uk

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

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Uwch-gynghorydd Cynllunio Datblygu /Senior Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales