

Ein cyf / Our ref:je/CAS-26415-G4Z3

Community Well-being and Development
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref: P/2016/1049

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Er sylw/ For the attention of:
Cerys Jones

22nd November 2016

Dear Mr Jones,

**HILLSIDE FARM, WERN, MINERA - P/2016/1049
DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT
DWELLING AND DETACHED GARAGE AND INCORPORATION OF
AGRICULTURAL LAND INTO RESIDENTIAL CURTILAGE**

Thank you for consulting Natural Resources Wales regarding the above proposal, received on 2nd November 2016.

Natural Resources Wales has no objection to the scheme.

Protected Species

The application is supported by an ecological submission (Ref: Enfys Ecology: Hillside Farm – Bat inspection and emergence study 9/6/2016. Unpublished).

In our view, the ecological submission has been completed to a satisfactory standard. We therefore concur with the results, advice on avoidance measures and general mitigation recommendations and advise that they should be followed as set out in the ecological submission.

Foul Drainage

We note that it is the applicant's intention to dispose of foul effluent to an existing septic tank. However, our records indicate that the site is within a publicly sewered area. As such, we would recommend that the applicant contacts the sewerage undertaker to determine whether a connection could be made to the public foul sewer.

Should any future application for a replacement septic tank be submitted, it is unlikely that NRW would issue a Permit or exemption, unless the applicant could demonstrate that a connection to mains would be unreasonable.

Pollution Prevention

As there is a watercourse located close to the development, standard pollution prevention conditions for work next to a watercourse apply. These are available via the SEPA website:

[PPG 5: Works and maintenance in or near water](#)

[PPG 6: Working at construction and demolition sites](#)

Waste

Any waste excavation material or building 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.

Please do not hesitate to contact us if we can be of any further assistance to you or if you wish 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.

Yours sincerely,

Joy Evans

Joy Evans

Development Planning Advisor