



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-24916-N1L6
Eich cyf/Your ref: P/2016/0963

Llwyn Brain, Ffordd Penlan,
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27/10/2016

Er Sylw / For the attention of: Matthew Phillips

Annwyl / Dear Matthew Phillips,

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

BWRIAD / PROPOSAL:

Outline planning application for demolition of existing stables and replacement with 1no. dwelling

LOCATION / LLEOLIAD:

Adwy Grange, Tanllan Lane, Coedpoeth, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 17/10/2016.

Protected Species

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). We advise that you should consult your internal ecologist with regards to the potential impact of the proposed development on the favourable conservation status of populations of bats.

The site has been subject to ecology survey in respect of statutory protected species by Leigh Ecology (30th of May 2016) I consider that this assessment has been carried out to a satisfactory standard and we therefore concur with the conclusion. The results of the survey found no evidence of this building being used by bats at this present time.

We therefore, consider that the proposal will not be detrimental to the maintenance of the favourable conservation status of the bat populations present at this site. 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.

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.

Any private sewage treatment / disposal facility must be installed and maintained in accordance with British Standard 6297, and Approved Document H of the Building Regulations 2000 (further details may be available from the local authority Building Control Officer). (NB Private treatment facilities are not considered environmentally acceptable in publicly sewered areas).

Please do not hesitate to contact us if you require further information or clarification on 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/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 Faithfully,

Sara Price Jones
Casework Support Officer
Development Planning Advisory Service