

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

07/07/2021

Dear Mr Greenland,

PROPOSAL: ERECTION OF DETACHED DWELLING

LOCATION: BETTISFIELD BOATYARD, THE MOORINGS, BETTISFIELD

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 21/06/2021.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage and groundwater protection. If this information is not provided, we would object to this planning application. Further details are provided below.

Foul Drainage

We note that the proposed method of foul drainage is stated on the application form as a new above-ground cesspool or a grey water recycling/composting toilet.

Cess Pool/Pit:

Within the "Approach to Groundwater Protection" guidance (issued by the Environment Agency in 2018 and adopted by Natural Resources Wales), Position Statement G6 states '*Natural Resources Wales does not encourage the use of cesspools or cesspits, other than in exceptional circumstances. A cesspool or cesspit is a sealed unit that is used for the storage of untreated sewage. There must be no discharge to the environment. Poorly managed cesspools and cesspits present a considerable risk of causing pollution, which can be difficult to monitor and correct.*' Given the highly sensitive nature of the site we have concerns regarding the use of a cesspool.

In addition, new developments proposing to use non mains drainage should follow the hierarchy within the Welsh Government Circular 008/2018 (July 2018). The Circular stresses the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered. The use of cesspools/cesspits is discouraged. We refer you to paragraphs 2.3-2.8 in the Circular, which set out the approach to be followed.

We therefore require the applicant to demonstrate how they have followed the hierarchy within the Welsh Government Circular 008/2018 (July 2018). Otherwise, we would object to the application.

In exceptional circumstances, where a cesspool can be justified, the Circular advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6.

It is essential that any cesspool is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination of the ground, groundwater and, sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

We recommend the applicant reviews the following guidance in relation to the proposed development:

- Guidance for Pollution Prevention 4 ([NetRegs website](#)): Sewage treatment and disposal where there is no foul sewer (GPP4)
- [EPR \(Environmental Permitting Regulations\) Guidance](#)
- NRW guidance (May 2019): [How to run your household sewage treatment system well](#) (this document contains some really useful explanatory text regarding different treatment options and EPR)

Composting Toilets:

No effluent from composting toilets should be discharged to a watercourse. The liquid part of the effluent should drain to an infiltration system; the solid part must be removed (see GPP4 via the NetRegs link in Advice for the Developer section)). The waste from composting toilets should not be spread directly on land being used for growing crops (of vegetables or some types of fruit) for human consumption, or where people or animals have access, such as residential gardens. If legal requirements are met, in some circumstances concentrated fluid fertiliser or dry compost produced may be applied to land – contact your environmental regulator and see references 31 to 34 of GPP4 .

Protected Species

We note that the bat report submitted in support of the above application (Susan Worsfield. Ecological Impact Assessment - Bettisfield Boatyard, The Moorings, Bettisfield. May 2021. Version 2 15/6/21. Ref:: WAT. 240. 521) has identified that protected species are not present at the application site, although it is suitable for foraging and commuting by bats. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning* (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or any breeding sites and resting places at this site, provided the avoidance measures described in the bat report are implemented.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Please consult us again if any further information shows that this is no longer a lower risk case.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer Section

Foul Drainage:

Where 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. We also refer the Applicant to Guidance for Pollution Prevention 4 on the [NetRegs website](#), which provides further information.

If you have any queries on the above, please do not hesitate to contact us.

Yours sincerely,

Joy Evans

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales