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**From:** South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>  
**Sent:** 30 May 2024 16:32  
**To:** Thomas, Stacey  
**Subject:** P/24/0083 - Garth Farm (Minor) - NRW Response NRW:01216051  
**Attachments:** Garth Farm V1 (P.24.0083) (CAS-255811-J4R2) 30.05.24.pdf

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Annwyl Stacey

Amgaeaf ein hymateb i'r cais uchod, ac os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

Cofion Cynnes

Dear Stacey

Please find attached our response to the above application, if you have any queries please do not hesitate to contact me.

Kind Regards  
Annabelle Evans

Tîm Cynllunio Datblygu / Development Planning Team  
Cyfoeth Naturiol Cymru / Natural Resources Wales

Ffôn / Tel: 03000 655027  
[www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk) / [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk)

**Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy / Proud to be leading the way to a better future for Wales by managing the environment and natural resources sustainably.**

**Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.**

Ein cyf/Our ref: CAS-255811-J4R2  
Eich cyf/Your ref: P/24/0083

Merthyr Tydfil County Borough Council  
Unit 5 Triangle Business Park  
Pentrebach  
CF48 4TQ

Dyddiad/Date: 30 May 2024

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS  
AND ERECTION OF REPLACEMENT DWELLING**

**LLEOLIAD/LOCATION: GARTH FARM, GARTH LANE, PANT, CF48 2YA**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 10 May 2024.

**We have no objection to the proposed development as submitted and provide the following advice.**

**European Protected Species**

We note the bat report submitted in support of the above application ('Garth Farm Pant Merthyr Tydfil CF48 2YA An Ecological Survey Report' by Morgan Ecology dated 22 August 2023) has identified bats were not using the application site. We therefore have no adverse comments to make on the application as submitted.

However, we note that the structure referred to as 'stables' in Figure 2: Site layout plan of the above report *'was inspected, but is not included in this report'* and note submitted plans indicate that this and other structures/masonry structures are to be removed/have works undertaken. We advise that you seek the advice of your in-house ecologist to determine if these structures need further survey and if so the scope of this survey.

**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

### Foul Drainage

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our [website](#).

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found [here](#). Should a permit be required further information may be needed as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

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.

### Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately, and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provided information on how to classify waste and register as a waste carrier or hazardous waste producer: <http://naturalresources.wales/permits-and-permissions/waste/?lang=en>

Further guidance can be found on the GOV website here: <https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

### Pollution Prevention

All works at the site must be carried out in accordance with Pollution Prevention Guidelines 6: Working at construction and demolition sites, which is available on the [NetRegs website](#).

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

Yn gywir / Yours faithfully

**Annabelle Evans**

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning

Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: [southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)

Ffôn/Phone: 03000 65 5027

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