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13/03/2020

Annwyl Ms Owens/Dear Ms Owens

**BWRIAD/PROPOSAL: RENEWAL OF OUTLINE PLANNING PERMISSION P/16/0172
FOR THE ERECTION OF A DWELLING.**

**LLEOLIAD/LOCATION: LAND WITHIN THE CURTILAGE OF GREENACRES (PLOT 4),
BRONDEG, HEOLGERRIG.**

Thank you for consulting Cyfoeth Naturiol Cymru/Natural Resources Wales about the above, which we received on 26 February 2020.

We have no objection to the application as submitted and provide the following advice.

Foul Drainage

We note that no details of the method of disposal for foul drainage have been submitted in support of this application.

Government guidance on private drainage in WG Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. According to our records, the proposed development is located within a publicly sewered area. It would therefore be preferable to connect the to the mains. We advise the Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Formally approach the sewerage undertaker regarding a connection under Section 106 or a requisition under Section 98 of the Water Industry Act (WIA) 1991.
- Serve notice for connection under Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.

- Provide details of the reasons given by the sewerage undertaker if it has refused connection under section 98 or section 106 of the WIA 1991 and confirmation that they have appealed against this decision.
- Demonstrate that it is not reasonable to connect to the public foul sewer.
- Where it is not reasonable to connect to the public foul sewer, demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system.

Continuation of discharge of effluent to ground or surface water will require an environmental permit or registration of an exemption with NRW. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met.

It is unlikely NRW would issue a permit/exemption due to the close proximity of the public sewer. In this situation, to continue the application with NRW, the applicant will have to demonstrate that it is not reasonable to connect to the public foul sewer, and demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

The applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. More information, including a step by step guide to registering and the relevant application forms are available on our [website](#). Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to [Pollution Prevention Guideline 4](#) which provides further information.

Protected Sites

Cwm Glo a Glyndyrys Site of Special Scientific Interest (SSSI)

The proposed development site lies adjacent to the Cwm Glo a Glyndyrys Site of Special Scientific Interest (SSSI).

The information submitted in support of the application appears to show the property entirely outside of the boundary of the Cwm Glo a Glyndyrys SSSI. We would wish to point out the sensitivity of the SSSI and that any soils, garden waste or other litter placed on the SSSI accidentally or intentionally could have a detrimental effect on the SSSI and may be in breach of the Wildlife and Countryside Act 1981 (as amended).

The Wildlife and Countryside Act 1981 (as amended) places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a SSSI, to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features. We refer you to our website for further advice.

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.

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

Yn gywir/Yours faithfully

Andrew Hurst

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales