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18/05/2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: PROPOSED MIXED UNIT HOLIDAY ACCOMODATION SCHEME.

LLEOLIAD / LOCATION: WILD ROSE COTTAGE, DUFFRYN LANE, ST. NICHOLAS.

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 18/04/2023.

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

Foul Drainage

We have reviewed the following additional documents submitted in support of this application:

- Email from Welsh Water (Dwr Cymru) to Geraint John Planning Ltd. regarding foul drainage arrangements (dated 24th June 2022);
- The written justification (submitted by the Vale of Glamorgan Local Planning Authority via email, dated 18th April 2023).

We understand that the development is in a sewered area, but it is proposed that foul drainage is to be discharged to a private sewerage system. In this instance, based on the additional information we are satisfied that sufficient information has been provided by the Applicant as part of this planning application to justify the use of a private sewerage system on the grounds of cost and practicality. We have considered this proposal in the context of the advice and guidance provided in Welsh Government Circular 008/2018 and we raise no objection to the application on the grounds of foul drainage.

Further Advice

The Applicant should be aware that to operate a private sewerage system, they will need to apply for an environmental permit.

Paragraph 2.10 of Circular 008/2018 states that before a planning application is made, the applicant should discuss with us the proposed sewage disposal arrangements for the development. The information submitted in support of the application does not confirm whether the Applicant has carried out any pre-application consultation with our permitting service in relation to an application for an Environmental Permit. We therefore strongly advise that if the applicant has not undertaken consultation with our Permitting Team, they should do so at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the environmental permitting requirements. We also advise that for the permitting process the suitability of the proposed package treatment plant would need to be demonstrated along with section 2.4 and 2.6 of the Welsh Government Circular 008/2018.

The Applicant should note that a grant of planning permission does not guarantee a Permit will be granted. Notwithstanding a grant of planning permission, a proposal may be deemed to be unacceptable (e.g. because the permitting application process identifies an unacceptable environmental risk or because there is a feasible connection to mains sewer).

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 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.

European Protected Species

We understand that your Authority intend on assuming Great Crested Newts are present in the area around the application site and intend on requesting a Newt barrier is erected around the site to prevent the species from accessing the site. We have no adverse comments to make regarding this proposal.

We have previously provided advice (in relation to bats) in our letter dated 14/12/2022 (our reference CAS-204773-V4G7). This advice still applies.

Flood Risk

We have previously provided advice in relation to the submitted Flood Consequence Assessment (FCA) by Hydrogeo, dated January 2022 in our letter dated 21/02/2023 (our reference CAS-208215-B7D1). This advice still applies.

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

Frances Holms

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