

NOTE: The council is keen to support affordable housing and for local needs wherever possible.

Highways Dept north

Correspondence received 14th August 2017

The County Council as Highway Authority for the County Unclassified Highway, U4418

**Wish the following recommendations/Observations be applied
Recommendations/Observations**

HC1 Prior to the occupation of the development any entrance gates shall be set back at least 5.5 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the development hereby permitted remains in existence.

HC3 The centre line of the first 5.5 metres of the access road measured from the edge of the adjoining carriageway shall be constructed at right angles to that edge of the said carriageway and be retained at that angle for as long as the development remains in existence.

HC4 Prior to the commencement of the development the access shall be constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 33 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

HC7 Prior to the commencement of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 5.5 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.

HC8 Prior to the occupation of the development, provision shall be made within the curtilage of the site for the parking of not less than 16 cars to include 5 disabled bays excluding any garage space provided with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.

HC11 Prior to the commencement of the development provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.4 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.

HC12 The width of the access carriageway, constructed as Condition HC7 above, shall be not less than 6 metres for a minimum distance of 5.5 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.

HC21 Prior to the occupation of the development the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course for a distance of 5.5 metres from the edge of the adjoining carriageway. This area will be maintained to this standard for as long as the development remains in existence,

HC22 Within 5 days from the commencement of the development any existing means of access shall be stopped up, in materials to be agreed in writing by the Local Planning Authority and this shall be retained for as long as the development is in existence.

HC32 No storm water drainage from the site shall be allowed to discharge onto the county highway.

In the interests of highway safety.

Severn Trent water

Correspondence received 19th May 2017

Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With reference to the above planning application the company's observations regarding sewerage are as follows.

I can confirm that we have no objections to the proposals subject to the inclusion of the following condition:

- The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- The scheme shall be implemented in accordance with the approved details before the development is first brought into use. This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce or exacerbate a flooding problem and to minimise the risk of pollution.

Correspondence received 30th November 2017

As the applicant is proposing an indirect connection to the canal for surface water drainage, and a foul sewage connection to the public foul sewer I have no objections to the proposals and apologies for advising the need for a condition.

Environmental Health (Environmental Protection)

Correspondence received 17th May 2017

I have no objection to the application.

Environmental Health (Contaminated Land)

Correspondence received 29th May 2017

It is noted that the proposed development is situated **on** land that was formerly **a lorry park and housing development with asbestos materials present** which is a potential contaminative use. In light of this, it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following condition and note to applicant be applied to any future consent that may be granted.

Condition A

Condition 1. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990, The Contaminated Land (Wales) Regulations 2001 in relation to the intended use of the land after remediation.

Condition 2. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. *The verification report contents must be agreed with the Local Planning Authority before commencement of the remediation scheme.*

Condition 3. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Condition 4. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of duration to be agreed in writing with the Local Planning Authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Within six months following the completion of the measures identified in that scheme and the achievement of the remediation objectives, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors [in accordance with policy ____ of the adopted Local Plan (date)].

Note to Applicant

Potential Contamination

The Council's guidance leaflet on the development of sites with potential land contamination is attached. Further advice on compliance with this condition may be obtained by contacting the Environmental Health Service on 0870 1923757.

Correspondence received 29th November 2017

I have re-considered the information presented as (you stated) the remediation strategy had not been submitted at the time of my previous comments (attached). I also note that NRW provided recommendations for conditions which cover investigation phases which mine did not?

The remediation strategy is not currently acceptable as it specifies an SOM of 2.5% for the cover layer. Whilst 2.5% is acceptable for existing soils it cannot be used for any soils imported onto site which is what will happen.

Therefore, the previous conditions are valid.

Land Drainage Officer north

Correspondence received 25th Novemebr 2017

With regard to the above mentioned application, the LLFA would make the following comments/recommendation.

Land Drainage / Flood Risk

Comment: The Authority holds no historical flooding information relating to this site. However, there is an existing flood relief culvert located within the site, which flows along the north-western and southern boundaries – see Preliminary drawing no. M16026-030 'Private Drainage Layout' dated April '17 prepared by Patrick Parsons for its location. A 4 metre wide 'sterile strip' either side the culvert structure has been provide as a means to safeguard this structure. This would be acceptable to the LLFA.

Surface Water Drainage

Comment: Provision for the drainage of surface water run-off for this site is shown on Preliminary Drwg no. M16026-030 'Private Drainage Layout' dated April '17 prepared by Patrick Parsons. These preliminary proposals show an attenuated storage facility to accommodate a 1 in 100 year rainfall event plus a 40% allowance for climate change and passive control device (Hydrobrake) to control the rate of discharge to 3 litres/second (maximum), with a connection to the flood relief culvert. This would be acceptable to the LLFA.

Recommendation: No development shall commence until full engineered drawings and drainage calculations for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any dwellings are occupied.

Reason: To ensure that the proposed drainage systems for the site follow best practice sustainable drainage designs and are fully compliant with regulations and are of robust design.

Environment Protection

Informative: Foul drainage from the proposed development should be conveyed to the main foul sewer, subject to the agreement by Severn Trent Water Ltd. There must be adequate capacity at the receiving sewage treatment works to treat the additional flows. Consent is required from the service provider to connect into the foul main sewer.

PCC - Ecology

Correspondence received 27th July 2017

Thank you for consulting me with regards to planning application P/2017/0501 which concerns an application for the Erection of 8 no. bungalows and 1 no. staff accommodation unit together with formation of vehicular access and roadway, parking and all associated works at Land at Foundry Lane, Welshpool.

I have reviewed the proposed plans submitted with the application as well as photographs of the site and surrounding habitats, local records of protected and priority species and designated sites within 500m of the proposed development.

The data search identified 344 record of protected and priority species within 500m of the proposed development, no records were for the site itself. A number of records for Floating water plantain were identified in the local area.

The following statutory designated sites are present within 500m of the proposed development:

- Montgomery Canal SAC
- Montgomery Canal SSSI

No non-statutory designated sites are present within 500m of the proposed development.

Given the proximity of the proposed development to the Montgomery Canal SAC it will be necessary for the LPA as the Competent Authority to undertake a Habitats Regulations Assessment of the proposed development as required by Regulation 61 of the Conservation of Habitats and Species Regulations.

I note that NRW have requested in their response dated 01/06/2017 that the submission and implementation of a Pollution Prevention Plan is secured through a planning condition, however due to the need to undertake a HRA Screening of the proposed development it is considered that this information is required to be submitted prior to determination of the application.

Mitigation measures proposed to reduce any potential adverse effects can be considered during the screening stage of the proposed development, given the nature of the proposed development consideration will need to be given to the potential for negative impacts to water quality from construction activities it is therefore recommended that a Construction Pollution Prevention Plan is requested from the applicant to demonstrate that the construction phase of the development can be undertaken in manner that will not significantly negatively affect the Montgomery Canal or it's associated features. I recommend that the applicant refers to GPP5: Works and Maintenance in or near Water <http://www.netregs.org.uk/media/1418/gpp-5-works-and-maintenance-in-or-near-water.pdf> and PPG 6: Working at Construction and Demolition Sites <https://www.sepa.org.uk/media/60125/ppg-6-working-at-construction-and-demolition-sites.pdf>

In the absence of the identified information prior to determination of the application the potential for the proposed development to result in a Likely Significant Effect to the Montgomery Canal SAC and/or it's associated features cannot be ruled out.

Where a potential impact to the European Designated site cannot be ruled out at the screening stage, either alone or in combination with other plans or projects, then an Appropriate Assessment would be required to be undertaken by the LPA. The Appropriate Assessment establishes whether in the view of the site's conservation objectives the development would have an adverse effect on the integrity of the site or any of its features. Where such an adverse effect on the site cannot be ruled out, and no alternative solutions can be identified, then the development can only then proceed if there are no alternative solutions, there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.

Further details regarding the assessment of Development Proposals Likely to Affect an Internationally Designated Nature Conservation Site can be found in Annex 3 of Welsh Government Technical Advice Note 5, Nature Conservation and Planning (2009).

Therefore it is considered that currently there is insufficient information to enable the LPA to assess the potential impacts to a European Designated Site – The Montgomery Canal SAC – and further information in the form of a Construction and Operation Pollution Prevention Plan is requested.

Correspondence received 23rd November 2017

Thank you for consulting me with regards to additional information submitted in relation to planning application P/2017/0501 which concerns an application for the Erection of 8 no. bungalows and 1 no. staff accommodation unit together with formation of vehicular access and roadway, parking and all associated works at Land at Foundry Lane, Welshpool.

The additional information submitted is a Construction Phase Pollution Prevention Plan produced by Patrick Parsons dated September 2017, this information was requested in my previous consultation response to this application due to the proximity of the proposed development to the Montgomery Canal SAC/SSSI and the need for the LPA to undertake a Habitats Regulations Assessment of the proposed development.

I have reviewed the Construction Phase Pollution Prevention Plan and consider that the identified pollution prevention and mitigation measures are appropriate and in line with current National guidelines. I recommend that adherence to the Pollution Prevention Plan is secured through an appropriately worded condition.

I have undertaken a Habitats Regulations Assessment Screening of the proposed development in relation to the Montgomery Canal SAC. The screening assessment concluded No Likely Significant Effect to the Montgomery Canal and or its associated features, I have attached a copy of the screening assessment for your records.

A Preliminary Ecological Appraisal of the proposed development site has been undertaken by Pearce Environment LTD, the survey concluded that the site was of low ecological value and poor habitat suitability for reptiles and amphibian species, no evidence of protected species was noted during the survey.

A number of recommendations to mitigate and improve the site for biodiversity have been made within Section 4 of the PEA Report, these measures are welcomed and are considered to be in line with the requirements of the Environment (Wales) Act 2016. It is recommended that adherence to and implementation of these measures is secured through an appropriately worded condition.

Having taken into account the nature of the proposed development site and the identified mitigation and enhancement measures in relation to the proposed development it is considered that the proposed development would not result in negative impacts to or loss of biodiversity at the site or in the local area – the proposed enhancements have potential to increase biodiversity opportunities at the site.

Therefore should you be minded to approve the application I recommend inclusion of the following conditions:

The mitigation and enhancement measures identified in Section 4 of the Preliminary Ecological Appraisal Report produced by Pearce Environment Ltd dated March 2017 shall be adhered to

and implemented in full and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason: To comply with Powys County Council's UDP Policies SP3, ENV2 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act.

No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife. The development shall be carried out in accordance with the approved details.

Reason: To comply with Powys County Council's UDP Policies SP3, ENV3, ENV5 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Prior to the commencement of the development a Landscaping and Management Plan shall be submitted to and agreed with the Local Planning Authority and shall be implemented in the first planting season of the following occupation of the development. The Plan shall include the use of native species, details of the planting specification – the species, sizes and planting densities – and a timetable for implementation and future management to ensure good establishment and long-term retention

Reason: To comply with Powys County Council's UDP Policies SP3, GP1 and ENV2 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

The development shall be carried out strictly in accordance with the measures identified regarding Pollution Prevention within the Construction Phase Pollution Prevention Plan produced by Patrick Parsons dated September 2017 and maintained thereafter unless otherwise agreed in writing by the LPA.

Reason: To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Natural Resources Wales (NRW)

Correspondence received 1st June 2017

Thank you for your consultation received on 12th May 2017. We have reviewed the information submitted.

We recommend that you should only grant planning permission if you attach the following conditions. These conditions would address significant concerns that we have identified and we would not object provided you attach them to the planning permission.

Summary of Conditions

- 1: Condition NLQ C 01 Universal condition for development on land affected by contamination
- 2: Condition NLQ C 02 Verification report
- 3: Condition NLQ C 03 Long-term monitoring
- 4: Condition NLQ C 04 Unsuspected contamination
- 5: Condition European Protected Species - all avoidance measures described in the ecological report must be set out in a method statement and secured through the inclusion of suitable planning conditions and/or a Section 106 agreement.
- 6: Condition: - A pollution prevention plan should be submitted and implemented to the satisfaction of the LPA.

Land Contamination

We note that lead and asbestos contaminants have been identified in the ground. The conditions below should be applied to any planning permission granted. The not yet completed Phase 1 Geo-Environmental Appraisal, Phase 2 Geo-Environmental Appraisal and Remediation Strategy should be submitted to us in support of the discharge of those conditions.

- 1: Condition NLQ C 01 Universal condition for development on land affected by contamination

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reasons

Natural Resources Wales considers that the controlled waters at this site are of high environmental sensitivity due to the proximity of the Shropshire Union Canal Special Area of Conservation and the Lledan Brook and contamination is known/strongly suspected at the site given the previous land uses.

2: Condition NLQ C 02 Verification report

Prior to occupation of any part of the permitted development a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reasons

To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

3: Condition NLQ C 03 Long-term monitoring

Reports on monitoring, maintenance **and any contingency action** carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long- term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

4: Condition NLQ C 04 Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons

Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.’

Informative/ advice to LPA

This condition has been recommended as Natural Resources Wales is satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

In line with the advice given in Planning Policy Wales we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the LPA decide to obtain the necessary information under condition we would request that this condition is applied

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency's '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to the [Environment Agency's \(2017\) 'Approach to Groundwater Protection'](#)

European Protected Species – Bats

5: Condition: European Protected Species - all avoidance measures described in the ecological report must be set out in a method statement and secured through the inclusion of suitable planning conditions and/or a Section 106 agreement.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2010 (as amended). Any development that would contravene the protection afforded to bats under the Regulations would require a derogation licence from Natural Resources Wales.

We have reviewed Roberts. P (March 2017) Preliminary Ecological Appraisal by Pearce Environment. We agree with the findings and conclusions and the recommendations detailed in sections 3.30 to 3.33 regarding bats.

Therefore, we do not object to the proposal, subject to all avoidance measures described in the ecological report being set out in a method statement and secured through the inclusion of suitable planning conditions and/or a Section 106 agreement.

Pollution Prevention

6: Condition: - A pollution prevention plan should be submitted and implemented to the satisfaction of the LPA.

The proposal is near the Montgomery Canal SAC although it is separated by a road. Surface water should be directed to the Lledan Brook. A pollution prevention plan should be submitted and implemented to the satisfaction of the LPA.

All works at the site must be carried out in accordance PPG6: 'Working at construction and demolition sites'. Any works and maintenance in or near water will need to follow Guidance for Pollution Prevention 5. Guidance for pollution prevention is available online at:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Should any contaminated water or materials enter or pollute the watercourse or groundwater, Natural Resources Wales must be notified on immediately on Tel: 03000 65 3000.

Flood Risk

The application site lies entirely within Zone A, as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004).

Whilst the site is near to the Lledan Brook, it is elevated and proposed finished floor levels are significantly higher than the adjacent Foundry Lane. The Planning Authority is advised to liaise directly with the Lead Local Flood Authority (LLFA) as Welshpool Flood Alleviation Scheme has included improvement works along the Lledan Brook reach.

The proposed surface water drainage details and discharge to the Lledan Brook should be commented on by the LLFA.

Foul Drainage

We would advise that foul drainage is connected to the Severn Trent Water main sewer, we note that they have been consulted and have not objected.

Scope of NRW Comments

Our comments 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/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). 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*. Any site owner/developer 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.

Canal & Rivers Trust

Correspondence received 30th May 2017

Thank you for your consultation.

Glandwr Cymru, the Canal & river Trust in Wales, cares for Wales' historic canals, made up of the Swansea, Llangollen, Montgomery and Monmouthshire & Brecon Canals. Our canals perform many different functions and are a haven for people and wildlife and a national treasure. We are a statutory consultee in the development management process.

Glandwr Cynru has reviewed the application details. This is our substantive response under the Town and Country Planning (Development Management Procedure)(Wales) Order 2012, as amended. Based on the information available we have no comment to make.

Cllr Francesca Jump

Correspondence received 14th May 2017

I support this application.

Representations

A public site notice was displayed at the site for a period of 21 days. No third party representations have been received by Development Management at the time of writing this report.

Principal Planning Constraints

Flood Zone

Principal Planning Policies

National Planning Policy

Planning Policy Wales (9th edition, 2016)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)

Technical Advice Note (TAN) 5: Nature, Conservation and Planning (2009)

Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 13: Tourism (1997)

Technical Advice Note (TAN) 15: Development and Flood Risk (2004)

Technical Advice Note (TAN) 23: Economic Development (2014)

Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Welsh Office Circular 10/99: Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development (1999)

Welsh Office Circular 22/87: Development of Contaminated Land (1987)

Development Management Manual (2016)

Local Planning Policies

Powys Unitary Development Plan (2010)

SP3 – Natural, Historic and Built Heritage

SP5 – Housing Developments

SP14 - Development In Flood Risk Areas
GP1 – Development Control
GP3 – Design and Energy Conservation
GP4 – Highway and Parking Requirements
ENV2 – Safeguarding the Landscape
ENV3 – Safeguarding Biodiversity and Natural Habitats
ENV4 – Internationally Important Sites
ENV5 – Nationally Important Sites
ENV6 – Sites of Regional and Local Importance
ENV7 – Protected Species
ENV8 – Tree Preservation Orders
HP3 - Housing Land Availability
HP4 - Settlement Development Boundaries and Capacities
HP5 – Residential Development
HP7 – Affordable Housing within Settlements
HP10 – Affordability Criteria
HP18 – Supported Accommodation and Residential Care Provision
TR2 – Tourist Attractions and Development Areas
DC1 – Access by Disabled Persons
DC3 – External Lighting
DC9 – Protection of Water Resources
DC10 – Mains Sewage Treatment
DC13 – Surface Water Drainage
DC15 – Development on Unstable or Contaminated Land
TR2 – Tourist Attractions and Development

Powys Residential Design Guide (2004)

Powys County Council Joint Housing Land Availability Study (2016)

RDG=Powys Residential Design Guide NAW=National Assembly for Wales TAN= Technical Advice Note
UDP=Powys Unitary Development Plan, MIPPS=Ministerial Interim Planning Policy Statement

Officer Appraisal

Members are advised to consider this application in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Principle of Development

Policy HP18 considers applications for supported accommodation and residential care provision and seeks to support such schemes where the site benefits from good access to public transport links, local shops and support services provided that the development would be located within a settlement's development boundary, would not be of a scale which would place unacceptable stress on local public services or be significantly detrimental to the character of the settlement, that there is appropriate amenity/garden space for the enjoyment

of residents and that the development would not be significantly detrimental to the local environment, public safety or residential amenities.

Policy HP5 considers independent living dwellings which supports such accommodation on appropriate sites within the development limits of settlements subject to affordable housing provision, the scale, form and general design reflecting the overall character and appearance of the settlement and surrounding area, avoidance of the loss of land for allocated purposes and consideration of safety, access, service, environmental and amenity issues.

Given the location of the site within the settlement boundary of Welshpool which is classified as an area centre within the UDP with ample access to public transport, services and facilities, the proposal is supported in principle by the abovementioned policies. The proposed site is allocated in the UDP for 10 residential dwellings. Whilst this application is a slightly lesser density to that proposed in the UDP for the site it is considered that the benefits of the scheme outweighs the lower density of the proposed development for the site. Officers consider that the proposed density of the site is broadly in compliance with the allocation and therefore complies with the relevant planning policies.

In light of the above, it is considered that the principle of development is considered to be acceptable with the proposed development fundamentally complying with policy HP5 and HP18 of the Powys Unitary Development Plan 2010.

Housing Land Supply

Planning policy (TAN1 and UDP HP3) states that the Council needs to have a five year supply of land available for housing. The Powys Joint Housing Land Availability Study (2016) concludes that there is 2.2 years of housing supply.

Housing supply is a material consideration that should be given considerable weight in the determination of this application. TAN 1 states:

'The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study, the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies'

Scale, Design and Appearance

Policy GP3 of the Powys Unitary Development Plan seeks to ensure that development proposals are of an appropriate design, scale, layout and of materials that shall complement or where possible enhance the character of the surrounding area.

The proposed site is to accommodate two semi-detached bungalows for independent living and six other bungalows for assisted living. The site will also accommodate staff accommodation to include a bedroom, shower room, utility room, plant room and office. The assisted living bungalows are to be centred around a landscaped communal courtyard area with each of the dwellings having separate garden areas per dwelling. The dwellings are to be a mixture of one and two bed properties with some being fully wheelchair accessible.

The proposed bungalows are to be clad in facing bricks with smooth coloured render to the projecting gables. The roofs are to be clad in concrete interlocking tiles with the windows and doors being of UPVC or GRP composite construction. The rainwater goods, soffits and fascias are to be of UPVC construction.

The proposed scale and design of the dwellings is considered to be acceptable given the proposed use with the proposed materials being complementary to character of the surrounding dwellings and of the surrounding area. Whilst it is acknowledged that the site is allocated for 10 dwellings and this proposal is providing 8 dwelling, it is considered that the benefits of the proposed nature of the dwellings outweighs the loss in numbers and the lower density than suggested is supported by officers.

In light of the above, officers consider that the proposed scale, design and materials proposed will complement and enhance the character and appearance of the surrounding area with the layout and density of the scheme being acceptable. The proposed development fundamentally complies with policy GP3 of the Powys Unitary Development Plan 2010.

Residential Amenity

The proposed development is on an area of undeveloped land left vacant for some time within a residential area adjacent to the Montgomery Canal. The site is bounded by the unclassified highway to the north, west and south with residential dwellings to the east of the site. Officers consider that there is a sufficient separation distance between the proposed dwellings and the existing dwellings to the east and south east of the site with the proposed height and scale of the dwellings not being overbearing on the existing dwellings. The site is to be bounded by a timber wooden panel fence to a height of 1.8 metres which will protect the amenities of the existing dwellings and the proposed dwellings.

In light of the above, the proposed development is considered to fundamentally comply with policy GP1 and GP3 of the Powys Unitary Development Plan 2010.

Highways Safety and Movement

UDP policy GP4 indicates that planning permission will be dependent upon adequate provision for access including visibility, turning and parking.

The proposed development includes a new access off the unclassified highway with the provision of 16 car parking spaces on site for residents and staff parking. As part of this application process the highways authority have been consulted and no objections have been raised subject to the inclusion of the recommended conditions upon any grant of consent. Officers are satisfied that subject to the conditions as suggested that the proposed development is considered to have an acceptable access.

In light of the highways officers comments it is considered that the proposed dwellings fundamentally comply with Policy GP4 of the Powys Unitary Development Plan 2010.

Drainage

Policy DC13 of the Powys Unitary Development plan seeks to ensure that development proposals should provide adequate provisions for land drainage and surface water disposal.

Development should not give rise to unacceptable on or off site flooding. Policy DC10 seeks to ensure that the adequate provision for foul sewerage can be provided on site via the public foul sewerage system.

As part of this application process the council's Environmental Health Officers and Severn Trent have been consulted who have raised no objection to the scheme as it is to be served by the public sewerage system. Land drainage officers have also been consulted and have raised no objection to the proposal subject to the inclusion of a condition to secure full engineering drawings and drainage calculations for the surface water drainage of the site.

Officers consider that subject to the suggested condition that the proposed development fundamentally complies with policy DC10 and DC13 of the Powys Unitary Development Plan 2010 in respect of foul and surface water drainage.

Ecology and Biodiversity

As part of this application process our county ecologist has been consulted and has provided comments on the application. No objections have been raised by the ecologist to the proposed development subject to the inclusion of the suggested conditions.

In light of the above and comments received, subject to the suggested conditions officers consider that the proposed development fundamentally complies with Policy ENV7 of the Powys Unitary Development Plan 2010.

Landscaping

The submitted proposed site layout plan shows an internal courtyard and landscaped areas but does not include any details of the landscaping and planting to be installed. In light of this it is considered necessary to secure details of the landscaping measures proposed by a suitably worded condition. In light of this subject to the inclusion of a suitably worded landscaping condition the proposed layout of the site is considered to be acceptable.

Habitats Regulations Assessment (HRA)

The proposed site is located in close proximity to the Montgomery Canal SSSI and SAC. The county ecologist has completed a HRA for the site which has demonstrated that there is likely to be no significant effects upon the SAC as a result of the proposal.

Contaminated Land

As part of this application process Environmental Health contaminated land officers and Natural Resources Wales have been consulted. Responses have been received from both consultees recommending conditions be attached to any grant of consent. Additional information was provided by the applicant and PCC contaminated land officers comments were sought on the information submitted. The information submitted was not considered to be acceptable due to the specification of the cover layer stated. It is recommended that the original conditions from their comments still stand and should be applied to any grant of consent.

In light of the above, it is considered that subject to the recommended conditions the proposed development is considered to fundamentally comply with policy DC15 of the Powys Unitary Development Plan 2010.

Tourism

The proposed site is located within close proximity of the Montgomery Canal. At this location the canal is used by barges and the towpath forms part of the Severn Way and is used recreationally. The development would be visible from the canal and towpath, however taking into account the location within a residential area, the impact upon the tourist attraction of the canal is considered acceptable.

In light of the above, it is considered that the proposed development complies with policy TR2 of the Powys Unitary Development Plan 2010.

Tree Preservation Orders

Policy ENV8 of the Powys Unitary Development Plan 2010 seeks to ensure that the character and appearance of the conservation area and surrounding area.

There are a number of trees the subject of a Tree Preservation Order located on the north western side of the canal to the north west of the site. The trees would not be physically affected by the development and given the location within a residential area and subject to appropriate design, it is not considered that the proposal would unacceptably affect the setting of these trees.

In light of the above, it is considered that the proposed development is considered to be acceptable and complies with policy ENV8 of the Powys Unitary Development Plan 2010.

Other Legislative Considerations

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;

- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that there would be no unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material unacceptable effect upon the use of the Welsh language in Powys as a result of the proposed decision.

Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that the proposed development is in accordance with the sustainable development principle through its contribution towards the well-being objectives.

Recommendation

Having carefully considered the proposed development, Officers consider that the proposal complies with planning policy. There are no concerns regarding highways access, ecology or from land drainage and therefore the recommendation is one of conditional consent.

Conditions:

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as received 28th April 2017 (drawing no's: P100, P102, P200, P201, P202, P210, P211, M16026-230 REV P2, M16026-240 REV P2, M16026-280 REV P1, M16026-281 REV P1, M16026-290 REV P1, M16026-291 REV P1)
3. Prior to the occupation of the development any entrance gates shall be set back at least 5.5 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the development hereby permitted remains in existence.
4. The centre line of the first 5.5 metres of the access road measured from the edge of the adjoining carriageway shall be constructed at right angles to that edge of the said

carriageway and be retained at that angle for as long as the development remains in existence.

5. Prior to the commencement of the development the access shall be constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 33 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.
6. Prior to the commencement of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 5.5 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.
7. Prior to the occupation of the development, provision shall be made within the curtilage of the site for the parking of not less than 16 cars to include 5 disabled bays excluding any garage space provided with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.
8. Prior to the commencement of the development provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.4 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.
9. The width of the access carriageway, constructed as condition 6 above, shall be not less than 6 metres for a minimum distance of 5.5 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.
10. Prior to the occupation of the development the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course for a distance of 5.5 metres from the edge of the adjoining carriageway. This area will be maintained to this standard for as long as the development remains in existence,
11. Within 5 days from the commencement of the development any existing means of access shall be stopped up, in materials to be agreed in writing by the Local Planning Authority and this shall be retained for as long as the development is in existence.
12. No storm water drainage from the site shall be allowed to discharge onto the county highway.

13. The mitigation and enhancement measures identified in Section 4 of the Preliminary Ecological Appraisal Report produced by Pearce Environment Ltd dated March 2017 shall be adhered to and implemented in full and maintained thereafter.
14. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife. The development shall be carried out in accordance with the approved details.
15. Prior to the commencement of the development a Landscaping and Management Plan shall be submitted to and agreed with the Local Planning Authority and shall be implemented in the first planting season of the following occupation of the development. The Plan shall include the use of native species, details of the planting specification – the species, sizes and planting densities – and a timetable for implementation and future management to ensure good establishment and long-term retention.
16. The development shall be carried out strictly in accordance with the measures identified regarding Pollution Prevention within the Construction Phase Pollution Prevention Plan produced by Patrick Parsons dated September 2017 and maintained thereafter.
17. No development shall commence until full engineered drawings and drainage calculations for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any dwellings are occupied.
18. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
 1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

19. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters, buildings and other property and the natural and historical environment giving full details of the remediation measures required and how they are to be undertaken must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and

remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990, The Contaminated Land (Wales) Regulations 2001 in relation to the intended use of the land after remediation.

20. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority. *The verification report contents must be agreed with the Local Planning Authority before commencement of the remediation scheme.*

21. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 19, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 21.

22. A monitoring and maintenance scheme and any contingency action to include monitoring the long-term effectiveness of the proposed remediation over a period of duration to be agreed in writing with the Local Planning Authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Within six months following the completion of the measures identified in that scheme and the achievement of the remediation objectives, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

23. Prior to the construction of the dwellings hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the buildings shall be

submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.
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10. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.
11. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.
12. In the interests of highway safety and in accordance with the provisions of Powys UDP Policy GP1 and GP4.
13. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.
14. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature

Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

15. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.
16. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.
17. To ensure that the proposed drainage systems for the site follow best practice sustainable drainage designs and are fully compliant with regulations and are of robust design.
18. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Powys Unitary Development Plan 2010.
19. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Powys Unitary Development Plan 2010.
20. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Powys Unitary Development Plan 2010.
21. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Powys Unitary Development Plan 2010.
22. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Powys Unitary Development Plan 2010.

23. In the interests of the visual amenity of the area and to ensure the satisfactory appearance of the building in accordance with policies GP1 and GP3 of the Powys Unitary Development Plan and the Councils Residential Design Guide.

Informative Notes

Potential Contamination

The Council's guidance leaflet on the development of sites with potential land contamination is attached. Further advice on compliance with this condition may be obtained by contacting the Environmental Health Service on 0870 1923757.

NRW

These conditions have been recommended as Natural Resources Wales is satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

In line with the advice given in Planning Policy Wales we understand that the Authority must decide whether to obtain such information prior to determining the application or as a condition of the permission. Should the LPA decide to obtain the necessary information under condition we would request that this condition is applied.

Natural Resources Wales recommends that developers should:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- Refer to the Environment Agency's '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to the [Environment Agency's \(2017\) 'Approach to Groundwater Protection'](#)

Environment Protection

Informative: Foul drainage from the proposed development should be conveyed to the main foul sewer, subject to the agreement by Severn Trent Water Ltd. There must be adequate capacity at the receiving sewage treatment works to treat the additional flows. Consent is required from the service provider to connect into the foul main sewer.