

Recommendations/Observations

Prior to the occupation of the dwelling 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 dwelling/development hereby permitted remains in existence.

The gradient of the access shall be constructed so as not to exceed 1 in 15 for the first 5.5 metres measured from edge of the adjoining carriageway along the centre line of the access and shall be retained at this gradient for as long as the development remains in existence.

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.

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 43 metres distant in each direction measured from the centre of the access.

Nothing shall be planted, erected or allowed to grow on the area 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.

Prior to the occupation of the dwelling 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,

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

Prior to the occupation of the dwelling, provision shall be made within the curtilage of the site for the parking of not less than 1 cars per bedroom, to a maximum of 3, excluding any garage space provided. The parking areas shall be retained for their designated use in perpetuity.

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 0.45 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.

The width of the access carriageway, constructed as above, shall be not less than 3.5 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.

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

Powys Building Control

Please be aware that the proposed scheme will require Building Regulations approval. Please do not hesitate to contact me for further information.

Wales and West Utilities

Wales & West Utilities acknowledge receipt of your notice received on 09.10.2017, advising us of the proposals for:

Land Adj., Manteg, Mochdre, NEWTOWN, Powys, SY16 4JJ

According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

Severn Trent

With reference to the above planning application the company's observations regarding sewerage area as follows:

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Cllr Karl Lewis

No response at the time of writing this report.

Powys Environmental Health

Thank you for your consultation in respect of this application. There is a main sewer in Stepside which is the preferred option for drainage, it will be necessary for the applicant to demonstrate that connection to the mains is not feasible prior to considering private drainage.

If private drainage is being relied upon then details of the system and its siting will be required including a porosity test in accordance with document H2 of the Building Regulations

showing that the ground is suitable for that type of drainage. Porosity test holes need to be left open for inspection.

Further email received 23rd October 2017

Thank you for your e-mail, given the information provided I have no objection to this application.

Powys Ecologist

EIA Screening Opinion needed?

No

The site area is understood to be 0.10 hectares and includes up to 1 dwelling. Therefore, the development is not considered to meet or exceed the thresholds of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 for the screening of dwelling house developments for EIA since it does not exceed five hectares; include more than 150 dwellings; or include more than one hectare of urban development that is not a dwelling house development.

Ecological Information included with application?

No

No ecological information has been submitted with this application. These observations are based on an interpretation of available aerial and street imagery and historical biodiversity records provided by the Powys and Brecon Beacons National Park Biodiversity Information Service.

The proposal involves the construction of an eco-friendly dwelling on a site appears to be within an existing agricultural field of improved grassland bounded by a mature hedgerow on top of a clawdd wall to the north and to the east. Currently, there are no boundaries to the south and west of the proposed plot. It would appear that a section of the boundary hedge would be removed to create access to the site.

Protected Species & Habitats

European Species

There are historical records of Dormice within 1km of the proposed development – the most recent record was in 1997, where a Dormouse was recorded 580m away from the development site. There are also records of bats within 1km, including Daubenton bat (670m), pipistrelle bat (685m) and Brown long-ear bat (660m).

It is proposed that a section of hedge is to be removed in order to create an entrance to the proposed site. The hedge forms part of a wider network of hedgerow which is somewhat fragmented by accesses to neighbouring properties and adjacent fields. Although there are records of dormice within 1km, considering the fragmented nature of the hedge, its location directly adjacent to a residential area, it is considered unlikely that dormice would be

encountered or affected during the development. It is recommended that the amount of hedge removed in order to create an access is kept to a minimum. Also, it is recommended that reasonable avoidance measures, including ecological supervision, are employed to prevent potential harm to dormice during the vegetation clearance required to facilitate the proposed access – this approach can be used for reptiles also, see UK species below.

In terms of bats, with the application of reasonable avoidance measures, it is considered unlikely that bats would be affected. Avoidance measures should include maintaining a dark corridor along boundary features, such as the hedgerow, through directing any lighting away from them.

UK Species

In addition to the species identified above, within 1km of the site there are historic records of Slow Worm (within 888m) and nesting birds (within 142m). It would seem likely that the creation of the access would require the removal of a small section of hedgerow. I recommend that any vegetation clearance works are timed to avoid the bird nesting season (generally March to August inclusive). If work that could destroy bird nesting habitat is to proceed in the bird nesting season, a suitably-experienced ecologist should check for active bird nests immediately in advance of the works commencing.

The hedgerow that borders the site to the north could also provide suitable shelter for common reptile species. It is recommended that reasonable avoidance measures, including ecological supervision, are employed to prevent potential harm to reptiles during any vegetation clearance required to facilitate the proposed access. Suitable mitigation should also be provided to offset any losses of suitable reptile habitat and shown in a proposed landscape design drawing. Such measures should be agreed with the LPA prior to commencement of works.

Section 7 Species & Habitats

The applicant should be mindful that, in accordance with Powys County Council's duty under Section 7 of the Environment (Wales) Act 2016, TAN 5, UDP policies and biodiversity SPG, as part of the planning process PCC should ensure that there is no net loss of biodiversity or unacceptable damage to a biodiversity feature.

A section of hedge will need to be removed in order to create an access to the plot – the amount of hedge removed should be kept to a minimum. I recommend that the new boundaries, in particular to the south and west of the plot should be planted with a native species hedge.

Suitable mitigation should also be provided to offset any losses of suitable reptile habitat and shown in a proposed landscape design drawing. Such measures should be agreed with the LPA prior to commencement of works.

Further to planting a hedge, it is recommended that opportunities to enhance the site for bats and birds are investigated, this could be done through the provision of bat and bird boxes.

LBAP Species & Habitats

Protected Sites

International Sites (within 1km)

None within the search area

National Sites (within 1km)

Mochdre Dingles SSSI within 540m

Local Sites (within 500m)

None within the search area.

Invasive Non- Native Species

Unknown

No ecological information has been submitted with this application.

Recommendations

Bats are likely to be using the boundary features for navigation, therefore I recommend that avoidance measures should be included in the design phase in order to prevent any impact on commuting and foraging bats. Avoidance measures could include maintaining a dark corridor along boundary features, such as the hedgerow, through directing any lighting away from them. Also, installation of bat boxes is recommended.

I recommend that any vegetation clearance works are timed to avoid the bird nesting season (generally March to August inclusive). If work that could destroy bird nesting habitat is to proceed in the bird nesting season, a suitably-experienced ecologist should check for active bird nests immediately in advance of the works commencing.

An ecological supervision should be employed to prevent potential harm to dormice and reptiles during the vegetation clearance required to facilitate the proposed access.

To offset any hedge removal, I recommend that the new boundaries, in particular to the south and west of the plot are planted with a native species hedge. Planting details should be provided with any full planning application for the site.

Further information required prior to determination of application

Recommended Conditions

Should you be minded to approve this application, I recommend the inclusion of the following conditions:

Prior to commencement of development, a Species List for the Landscape Planting, shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason: To comply with Powys County Council's UDP Policies SP3 and ENV3 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 the Environment (Wales) Act 2016.

Prior to commencement of development, a reptile and small animal Reasonable Avoidance Method Statement shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason: To comply with Powys County Council's UDP policies SP3, ENV2, ENV3 and ENV7 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.

Prior to commencement of development, a Biodiversity Enhancement Plan to include details of the bird nest and bat boxes shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason: To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3 and ENV7 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh government strategies, and the NERC Act 2006.

Prior to commencement of development a lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted for written LPA approval.

Reason: To comply with Powys County Council's UDP Policies SP3 and ENV3 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 the Environment (Wales) Act 2016.

Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

Reason: To comply with Powys County Council's UDP policies SP3, ENV2 and ENV3 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.

Relevant UDP Policies

SP3 Natural, Historic and Built Heritage

ENV 2: Safeguard the Landscape

ENV 3: Safeguard Biodiversity and Natural Habitats

ENV 7: Protected Species

Powys Land Drainage

No response at the time of writing this report.

Representations

A public site notice was displayed on the 13th October 2017. At the time of writing this report no public representations have been made.

Planning History

No history as per GIS

Principal Planning Constraints

None

Principal Planning Policies

National planning policy

Planning Policy Wales (9th Edition, 2016)

Technical Advice Note (TAN) 1 – Joint Housing Land Availability Study (2015)

Technical Advice Note (TAN) 2 – Planning and affordable housing (2006)

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

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

Technical Advice Note (TAN) 18 – Transport (2007)

Technical Advice Note (TAN) 20 – Planning and the Welsh Language (2013)

Local Policies

Powys Unitary Development Plan 2010

GP1 – Development Control

GP2 – Planning Obligations

GP3 – Design and Energy Conservation

GP4 – Highway and Parking Requirements

SP5 – Housing Developments

SP6 – Development and Transport

ENV2 – Safeguarding the Landscape

ENV3 – Safeguarding Biodiversity and Natural Habitats

ENV7 – Protected Species

HP3 – Housing Land Availability

HP4 – Settlement Development Boundaries and Capacities

HP5 – Residential Development

DC1 – Access by disabled persons

DC3 – External Lighting

DC8 – Public Water Supply

DC10 – Mains sewage Treatment

DC13 – Surface Water Drainage

Powys Residential Design Guide

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

Section 38 (6) of the Planning and Compulsory Purchase Act 2004

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

The application site lies outside of the settlement development boundary for Stepside identified in the Powys Unitary Development Plan (2010). Outside of settlement boundaries, UDP Policy HP4 applies and states that 'outside settlement boundaries, proposals for new residential development will only be approved where they comply with UDP Policies HP6, HP8 or HP9'.

Policy HP6 relates to rural enterprise dwellings, policy HP8 relates to affordable dwellings adjoining a settlement boundary and Policy HP9 relates to affordable dwellings within rural settlements. It is considered that the proposed development does not comply with UDP Policy HP6, HP8 or HP9. The proposed development is therefore not in accordance with the UDP and should be considered a departure.

Housing Land Supply

This departure application has been justified within the Design and Access Statement received 4th October 2017 in response to the current lack of 5 year land supply in Powys

Paragraph 9.2.3 of Planning Policy Wales states that '*Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan.*'

The Powys Joint Housing Land Availability Study (JHLAS) 2016 states that there was 2.2 years supply of housing land in the Powys Local Planning Authority (LPA) area. Failure to have a 5-year housing land supply is an important material consideration that should be taken into account when determining this application. Technical Advice Note 1: Joint Housing Land Availability Studies (2015) states as follows:

"The housing land supply 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".

TAN 1 states that housing land supply should be given considerable weight, however, it is emphasised that this is only where the development would otherwise comply with development plan and national planning policies. Therefore, all material planning

considerations are required to be taken into account together with relevant national and local planning policies.

Sustainability

Whilst considering an application of this nature it is important to evaluate whether the proposal can be considered to be sustainable development. This can relate to matters such as the provision of public transport, the proximity to larger settlements, access to education and employment opportunities and services.

The development site as proposed directly adjoins the existing settlement boundary for Stepside with the site located approximately 8 metres directly south west of an existing dwelling known as Manteg. Stepside is identified in the UDP as a small village and is termed as being in “easy reach of Newtown”. Newtown is identified in the UDP as an Area Centre.

Although Stepside has limited facilities with a chapel and public house, its proximity of less than a kilometre to the area centre of Newtown which is the largest settlement in Powys provides a range of community services and facilities associated with such a settlement.

In light of the range of services located within a short distance of the development site, it is considered that there is an argument to support the principle of residential development at this location given its siting adjoining an existing settlement boundary and within close proximity of an Area Centre. Therefore, the proposed site is considered to be a sustainable location for residential development of one dwelling.

Land Classification

Planning Policy Wales (PPW) paragraph 4.10 outlines national policy towards conserving Wales’ Best and Most Versatile (BMV) agricultural land. Further guidance is provided in Technical Advice Note (TAN) 6, including the consultation arrangements with the Welsh Government included at Annex B.

The Predictive Agricultural Land Classification (ALC) Map (Wales) has been assessed as part of this application and the site in question is shown as a category 4 – which is poor quality agricultural land.

In light of the above, it is considered that the development of this land adjoining the existing settlement boundary is in accordance with Policy ENV1 of the UDP which states that the best and most versatile agricultural land is to be safeguarded wherever possible.

Scale, Design and Appearance

UDP policy GP1 provides general development guidance and includes overarching principles which seek to safeguard the character and appearance of existing buildings and surrounding area whilst further ensuring that development proposals do not adversely affect the environment, highway safety or the amenities enjoyed by occupants of neighbouring residential properties.

The key issues would be whether the proposal would be of a scale, form, design and general character to reflect the overall character and appearance of the surrounding area.

The application has been submitted in outline with all matters reserved for future consideration. Although a design has not been submitted with the application, information has been received via the application to indicate that the dwelling would be four bedrooms and is proposed as a market dwelling and an indicative layout has been provided to show an indicative access and siting of the dwelling within the site.

The submitted Design and Access statement indicates that the dwelling would be 8 - 9 metres in height with a width of 14 – 15 metres and length of 13 – 14 metres. The intention is to erect a dwelling of traditional style to reflect existing properties in the village and is intended to be a split level property where the north elevation may be single storey with the south elevation being 2 storeys. The intention is to retain the building line with the dwelling to the north of the site.

As the application has been submitted in outline, Officers consider that the site can accommodate a single dwelling to complement the character and appearance of the neighbouring dwellings and of the surrounding area. It is considered that the proposed dwellings fundamentally comply with policies GP1 and GP3 of the Powys Unitary Development Plan 2010

Amenity

Policy GP1 of the UDP states that the amenities enjoyed by the occupants of nearby neighbouring properties should not be unacceptably affected by development proposals. Consideration is also to be given to the Powys Residential Design Guide (October 2004).

The development of the site and the indicative layout drawing provided is not considered to cause a detrimental impact upon the neighbouring dwelling due to the nature of the site and the distance from the existing dwelling to the north. The exact siting of the dwelling within the plot will be determined at the reserved matters stage and therefore it is considered that issues relating to overlooking and potential loss of daylight will be determined at this stage.

Due to the distances involved and the potential positioning of the proposed dwelling, it is considered that the proposed dwelling will not affect the amenities of the neighbouring property.

The development is therefore considered to be appropriate and complies with policies GP1 and GP3 of the Powys Unitary Development Plan 2010.

Landscape and Visual Impact

Policy ENV2 of the Powys Unitary Development Plan seeks to ensure that proposed development will not have an unacceptable adverse impact upon the Powys Landscape. Development proposals are to be designed in a way to be sensitive to the character and appearance of the surrounding area and landscape.

This proposed site adjoins the existing settlement boundary of Stepside and therefore it is considered that the proposed site is a natural extension of the settlement and would not have

an unacceptable significant adverse visual impact upon the character or appearance of the surrounding area.

The application has been submitted in outline with all matters reserved, therefore consideration to the landscaping of the site will be considered at this state. However, the site has an existing hedge on the north eastern boundary which can be retained and will provide a natural buffer between the development site and the existing residential unit to the north east.

Whilst the site will be visible from a south easterly direction and also from the exiting highway to the north, the proposal will not result in a visual change that will differ significantly from the exiting urban grain of the village. When viewed from a southerly direction, the existing dwelling Oakwood House and other properties which lie north of the County Class III Highway, C2062 are clearly visible. The proposed site will sit below the existing properties and it is therefore considered that the site will not have a detrimental visual impact in this location.

In light of the above, it is considered that the proposed development complies with policy ENV2 of the Powys Unitary Development Plan 2010.

Highways Safety and Movement

Policy GP4 of the Powys Unitary Development Plan (2010) requires a safe access, parking and visibility splays which are a fundamental requirement of any development.

The County Highway Authority has been consulted on the proposal and do not have any objections subject to conditions.

As this is an outline planning application with all matters reserved, the highway conditions as provided by the Highway Authority will not be included within any outline approval and will be dealt with at reserved matters stage.

In light of the above, it is considered that the proposal fundamentally complies with Policy GP4 of the Powys Unitary Development Plan (2010).

Biodiversity

Policies ENV3 and ENV7 of the Powys Unitary Development Plan seek to enhance and preserve protected species and their habitats.

The County Ecologist has been consulted in respect of this application and has confirmed that there are no objections subject to the inclusion of appropriately worded conditions.

In light of the above it is considered that the proposal is in accordance with policies ENV2, ENV3 and ENV7 of the UDP.

Environmental Health

Environmental Health has been consulted as part of this application and has confirmed that there is a main sewer in Stepside which is the preferred option for drainage.

The applicant has confirmed in an email dated 22nd October 2017 that the intention is to connect to the mains. Given the further information submitted, the Environmental Health Officer has confirmed that no objections are raised to the application.

Severn Trent has also been consulted and confirms that as the proposal has minimal impact on the public sewerage system, they have no objections to the proposal and do not require a drainage condition to be applied.

In light of the above, it is considered that the proposed development fundamentally complies with Policy DC10 of the Unitary Development Plan (2010).

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. Technical Advice Note 20: Planning and the Welsh Language provides further advice on how the planning system considers the implications of the Welsh Language. Within the Powys UDP policy GP5 identifies settlements where the Welsh Language is important to the social, cultural and community fabric of the area. Whilst Stepside has not been identified as one of these areas it is considered that the Welsh Language is a material consideration across the County.

In the 2011 census, the Mochdre Ward is indicated as having 3.37 % of the population speaking Welsh. The development of one dwelling in this location is considered not to have a detrimental impact on the cultural or linguistic vitality of the area.

Other 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

In light of the above and having carefully considered the proposal, whilst the submission is a departure from the development plan, the Council's current lack of housing land supply carries considerable weight in favour of this development and given that the proposal would otherwise comply with development plan and national planning policies, 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 approved on **XXXXX** (Jones/2017 1 of 2, Jones/2017 2 of 2).
3. Prior to commencement of development, a Species List for the Landscape Planting shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
4. Prior to commencement of development, a reptile and small animal Reasonable Avoidance Method Statement shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.

5. Prior to commencement of development a lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted for written approval by the Local Planning Authority.
6. Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.

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. To comply with Powys County Council's UDP Policies SP3 and ENV3 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 the Environment (Wales) Act 2016.
4. To comply with Powys County Council's UDP policies SP3, ENV2, ENV3 and ENV7 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.
5. To comply with Powys County Council's UDP Policies SP3 and ENV3 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 the Environment (Wales) Act 2016.
6. To comply with Powys County Council's UDP policies SP3, ENV2 and ENV3 in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.

Informative Notes

Building Regulations

Please be aware that the proposed scheme will require Building Regulations approval.

Biodiversity

The applicant's attention is drawn to the comments of the County Ecologist which are attached for information.