

## Planning, Taxi Licensing and Rights of Way Committee Report

<b>Application No:</b>	P/2017/0812	<b>Grid Ref:</b>	278740.62 210906.61
<b>Community Council:</b>	Ystradgynlais	<b>Valid Date:</b>	<b>Officer:</b> 13/07/2017 Lorraine Jenkin
<b>Applicant:</b>	CME Developments Limited, Brynygroes Farm, Ystradgynlais		
<b>Location:</b>	Development at Brynygroes Farm, Ystradgynlais, SA9 1LF		
<b>Proposal:</b>	Section 73 application to remove Condition 19 of approve outline consent P/2014/1133 relating to affordable local needs housing		
<b>Application Type:</b>	Application for Removal or Variation of a Condition		

### The reason for Committee determination

The local Member has requested that the application be called in to be determined in front of Committee.

### Site Location and Description

The application site is located approximately 800 metres north-west of Ystradgynlais town centre with access off the bypass (A4067) running west of the town. It is a site of 4.5 hectares and is surrounded by farmland to its north, west and south-west. The village of Cwmgiedd is located to the north-east.

The site is an allocated housing site (B31 HA1 within the UDP).

The site has a planning history which is detailed below, but the main application that we are concerned with is an outline application submitted under P/2014/1133. This application was for 138 dwellings and included a Section 106 Agreement for the provision of 23% affordable housing, and £300,000 education contributions. This was issued on 29<sup>th</sup> April, 2016.

Therefore this site has outline consent for up to 138 dwellings, 23% of which must be affordable.

The current consent (P/2014/1133) has conditions requiring it to have a scheme of affordable housing:

*Condition 19: No development shall commence until an affordable local needs housing phasing statement detailing the precise phasing (completion details) of the affordable local needs units in relation to the rest of the development has been submitted and approved in writing by the Local Planning Authority. The development shall not be undertaken other than in full accordance with the details so approved.*

This application seeks to remove this condition and therefore the requirement to appropriately phase the element of affordable needs housing within the site.

## **Consultee Response**

### Ystradgynlais Town Council

With regard to and relevant the above application the Further Focussed changes to the LDP were discussed at the Ystradgynlais Town Council meeting held on Thursday 3<sup>rd</sup> November 2016. It is suggested in Section 5.5 of the applicants report on this Section 73 application that the matter is uncontested but the Town Council wish to advise that this is not the case.

With regard to affordable housing Ystradgynlais Town Council members raised their concern that the proposed LDP allocation had been reduced to 0% in the South West area. This suggested that there was no demand for such housing which was considered surprising and an unlikely representation of the local need.

It appeared to members of the Ystradgynlais Town Council that the affordable Housing criteria may be sacrificed on the grounds of making the many development sites in the Ystradgynlais area viable - particularly as nearly all the proposed sites had significant and long standing infrastructure constraints.

This zero contribution approach appeared to be directly at odds with many of the stated policy objectives of the Powys LDP with regard to the provision of affordable housing the provision of which is stated as being key to the delivery of the LDP strategy.

It also seemed to be incompatible with the Ystradgynlais and its surrounding areas qualifying through deprivation and other factors for Community First status.

It was resolved to object to this further focussed change to the LDP and put forward that the affordable housing contributions should remain at the 10% level previously proposed for the South West Powys Region.

As a consequence of the above and the fact that as far as the Town Council is aware the LDP Inspector has yet to determine the issue it is suggested that either the Section 73 application is deferred until the LDP determination is known or the affordable housing requirement remains at its original level or 10%.

### PCC - Highways (S)

Does not wish to comment on the application.

### Wales and West Utilities

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales and West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned by other

GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales and West Utilities, its agents or servants for any error or omission.

Wales and West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our 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.

If you have any queries please contact Danielle Thomas on 02920 278912 who will be happy to assist you.

#### Cllr Huw Williams

I have been approached by several local residents regarding this application and I feel that the application should be 'called in' for the sake of clarification and consideration. The Planning Committee need to debate and consider the consequences of approval or rejection of this previously agreed condition.

#### PCC - Environmental Health

I have no comment in respect of the above application.

#### PCC - Rights of Way

Please correct me if I am mistaken, but as this appears to be a variation of the original planning permission, Countryside Services' original response to this development still applies

#### Powys Ramblers

Thank you for the opportunity to comment on this application. Having read the information provided with this application, we have no comments to make.

#### CADW

Thank you for your letter of 20 June, 2017 inviting our comments on the above planning application.

#### Advice

Having carefully considered the information provided with this planning application, our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development. We therefore have no comments to make on the proposed development.

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and circular guidance.

PPW (Chapter 6 – The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not.

Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting.

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Paragraph 17 of Circular 60/96, Planning and the Historical Environment: Archaeology, elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of visible remains. PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect

of a proposed development on a registered park or garden or its setting should be a material consideration of the determination of a planning application.

## CPAT

Thank you for the consultation on this application. I write to confirm that there are no archaeological implications for the removal of this condition.

## **Representations**

One letter of comment has been received from members of the public. The main concerns are about whether Ystradgynlais truly does not have a need for affordable housing and also whether the application will affect the rights of way within the site.

## **Planning History**

P/2012/0346 – outline application for demolition of existing buildings to allow for residential development (up to 155 dwellings) – Refused on landscape impact grounds.

P/2014/1133 - outline consent for 138 dwellings. Approved 29<sup>th</sup> April, 2016.

P/2008/1802 – Access to serve UDP housing allocation B31HA. Approved June, 2009.

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AG/05/362

## **Principal Planning Constraints**

Public Right of Way

ZoneB

UNKNOWN 090/75/1,2

ALV

## **Principal Planning Policies**

### National planning policy

Planning Policy Wales, Edition 9 (November, 2016)

Technical Advice Note 2 - Planning and Affordable Housing (2006)

Technical Advice Note 12-Design (July 2014)

Technical Advice Note 15 - Development and Flood Risk (2004)

Technical Advice Note 20 – Planning and the Welsh Language (2017)

Welsh Government Circular 016/2014 – The Use of Planning Conditions for Development Management (2014)

### Local planning policies

GP1 - Development Control

GP3 Design and Energy Conservation

GP4 — Highway and Parking Requirements

GP5 – Welsh Language and Culture

ENV3 - Safeguarding Biodiversity and Natural Habitats

HP4 - Settlement Development Boundaries and Capacities  
HP5 — Residential Development.  
HP14 - Sustainable Housing  
RL4 - Outdoor Activity and Pony Trekking Centres  
RL6 - Rights of Way and Access to the Countryside  
DC1 - Access by Disabled Persons  
DC10 — Mains Sewage Treatment  
DC13— Surface Water Drainage  
DC15 - Development on Unstable or Contaminated Land

PCC Residential Design Guide, October 2004

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.

### Planning History:

Following the submission of a viability appraisal by the applicant in support of P/2014/1133, Development Management in early 2014 secured advice from the District Valuer regarding the viability of the development proposed under P/2014/1133. The District Valuer stated in 2014 that 23% affordable housing was viable. Planning permission P/2014/1133 therefore requires 23% affordable housing to be provided and includes the following affordable housing phasing condition:

*Condition 19: No development shall commence until an affordable local needs housing phasing statement detailing the precise phasing (completion details) of the affordable local needs units in relation to the rest of the development has been submitted and approved in writing by the Local Planning Authority. The development shall not be undertaken other than in full accordance with the details so approved.*

### Scope of application:

This application seeks to remove this condition and therefore the local planning authority's control over the phasing of the affordable housing throughout the construction phase. Please note that it is not removing the requirement to provide 23% affordable housing.

The applicant is arguing that the most up-to-date viability assessments, a 2016 study commissioned by the Local Planning Authority to evidence the LDP has found that building affordable housing within the Ystradgynlais area is economically unviable and

the requirement to do so would in effect sterilises housing development. The applicant is requesting that condition 16 is removed.

To support the Councils 2016 District Valuer's report produced to evidence the LDP, the applicant has highlighted the following points/changes in circumstances:

1. The original District Valuer report (2014) was only valid for a 3 month period and is therefore out-of-date.
2. In 2014, the average Buildings Cost Information Service was £819 per square metre, whereas in 2016, this has risen to £969 per sq metre (£1,128 for new build flats).
3. Requirements for sprinkler systems in new dwellings has resulted in an increase of an additional £3,075 per dwelling.

The agent has argued that the costs can therefore be shown to be considerably higher per dwelling built, and these are not likely to be offset by any increase in land values or house prices in the Ystradgynlais area.

#### Tests for conditions:

The Courts have laid down general criteria for the validity of planning conditions. In addition to the Courts, the Welsh Government considers that conditions should be necessary, precise and enforceable, ensuring that they are effective and do not make unjustifiable demands of applicants. Conditions should only be imposed where they satisfy all of the tests described in circular 016/2014 (The use of planning conditions for Development Management). In summary, conditions should be:

- i. Necessary;
- ii. Relevant to planning;
- iii. Relevant to the development to be permitted;
- iv. Enforceable
- v. Precise;
- vi. Reasonable in all other respects.

#### Weight to be given to LDP evidence:

Questions have been raised regarding the weight that can be given to evidence produced to support the production of an LDP. Paragraph 2.14.1 of Planning Policy Wales states as follows:

“The weight to be attached to an emerging LDP (or revision) when determining planning applications will in general depend on the stage it has reached, but does not simply increase as the plan progresses towards adoption. When conducting the examination, the appointed Inspector is required to consider the soundness of the whole plan in the context of national policy and all other matters which are material to it. Consequently, policies could ultimately be amended or deleted from the plan even though they may not have been the subject of a representation at deposit stage (or be retained despite generating substantial objection). Certainty regarding the content of the plan will only be achieved when the Inspector delivers the binding report. Thus in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal,

local planning authorities will need to consider carefully the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances.”

In light of above paragraph Development Management advises that although caution should be taken when considering the use of LPD policies, the consideration of the underlying evidence, which in this case is the 2016 District Valuers assessment of viability in Powys, is recommended by Development Management especially when it is the most up-to-date evidence available.

#### Condition 19:

In light of the 2016 viability assessment commissioned by the Council to evidence the LDP, it is considered that the imposition of condition 19 would fail to comply with the ‘reasonable in all other respects’ test outlined within circular 016/2014. This is on the basis that the Council’s own evidence suggests that the imposition of any affordable housing within the area would result in the development becoming unviable and as such a condition requiring its phasing is not considered reasonable.

#### 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. The recommended removal of the affordable housing condition places added importance to the Welsh language condition. Officers strongly recommend that this condition is retained to help mitigate the impact this development would have on the Welsh Language and culture.

#### 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 evidence outlined within the viability assessment produced in 2016 to support the LDP, it is recommended that condition 19 is removed subject to the conditions attached and a S106 agreement to secure the planning obligations secure via P/2014/1133.

#### Conditions

1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called ""the reserved matters"") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from 29<sup>th</sup> April 2016.
3. The reserved matters required by condition 1 above shall include:
  - i. Up to 138 dwellings.
  - ii. The finished floor levels of the ground floors of all proposed buildings in relation to existing ground levels within the site and on the adjacent section of the County Highway. The finished levels shall accord with those approved.
  - iii. Details of any changes to the site levels.
  - iv. Details of the integration and provision of Public Rights of Way in and around the site, following consultation with Powys County Council Countryside Services.
  - v. Details of the access road from the A4067 that have been prepared by the developer in consultation with the Local Highway Authority.
4. The development hereby permitted shall be begun before the expiration of five years from the 29<sup>th</sup> April 2016, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
5. No storm water drainage from the site shall be allowed to discharge onto the county highway.
6. Prior to the occupation of any dwelling, provision shall be made within the curtilage of

the site for the parking of the appropriate number of cars per dwelling in accordance with CSS Wales Parking Standards excluding any garage space provided. The parking areas shall be retained thereafter.

7. No dwelling shall be occupied before the access carriageway and one footway has been constructed to an adoptable standard (including the provision of any salt bins, surface water drainage and street lighting) from that building to the junction with the county highway.

8. The estate road carriageway and all footways shall be fully completed, to a standard to be agreed in writing by the Local Planning Authority, upon occupation of the last house or within two years from the commencement of the development, whichever is the sooner.

9. The centreline of any new or relocated hedge should not be positioned within one metre of any visibility splay.

10. Foul water and surface water discharges shall be drained separately from the site.

11. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

12. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

13. No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the Local Planning Authority.

14. No development shall commence until a hydraulic modelling assessment has been submitted to and approved in writing by the Local Planning Authority. The hydraulic modelling assessment shall assess the effect the proposed development will have on the existing water supply network, together with any necessary associated infrastructure works.

15. There shall be no use or occupation of any of the dwellings hereby approved until any necessary clean water supply network infrastructure works required by the hydraulic modelling assessment referred to in the above condition have been completed.

16. No development shall take place until such time as a construction method statement has been submitted to, and approved in writing by the local planning authority.

Development shall be carried out in full accordance with the approved statement. The statement shall identify

i. the routing and management of construction traffic,

ii. areas on site, designated for the storage of heavy plant, equipment and materials, including vehicles and car parking facilities for construction site operatives and visitors;

iii. the erection and maintenance of security hoarding

iv. activities such as earth moving, onsite aggregate mixing, crushing, screening, piling etc., and onsite storage and transportation of raw material;

v. a scheme for the recycling and disposing of waste from construction workers;

vi. working practices to control fugitive emissions of dust arising from onsite activities e.g. wheel wash facilities and a dust management plan (to comply with the BRE Code of Practice on the control of dust from construction activities); and

vii. working practices for protecting the nearby residential dwellings, including measures to control noise and vibration arising from onsite activities, such as piling, as set out in British Standard 5228 Part 1: 1997 - Noise and Vibration Control on Construction and Open Sites.

17. Any activities (including demolition and deliveries) associated with this development

may only occur between the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday. No activities shall occur on Sunday or public holidays, except where agreed in writing with the Local Planning Authority.

18. No works (including site investigation works, deliveries and demolition) shall begin until a photographic survey of the existing buildings on the site has been carried and submitted to, and approved by, the Local Planning Authority.

20. No development shall take place until an Ecological Mitigation Strategy [EMS] has been submitted to and approved by the Local Planning Authority in writing. The EMS shall include:

i. A strategy for the mitigation of the effects of the development and for the

maintenance of the ecological value of the site;

ii. Method statements for carrying out the mitigation works;

iii. A phasing plan to show what preliminary measures are required to be carried out in advance of the implementation of this planning permission;

iv. A monitoring and management plan to secure the long term implementation of the ecological measures contained in the EMS.

21. Development shall not be commenced other than in full accordance with the approved EMS.

22. No development shall commence until a detailed Arboricultural Method Statement, including a Tree and Hedgerow Protection Plan, has been submitted to and approved in writing by the local planning authority. The Tree and Hedgerow Protection Plan shall reflect the details contained on the supporting Landscape Strategy. The Arboricultural Method Statement shall incorporate a provisional programme of works; details of supervision and monitoring by an Arboricultural Consultant, and provision of site visit records and certificates of completion; measures for the control of potentially harmful operations such as the storage, handling, mixing or burning of materials on site; details of the location of the site office, and the locations of service runs including soakaways, street lighting and movement of people and machinery. Development shall then take place only in accordance with the approved details.

23. No development, other than works required to discharge this condition, shall commence until intrusive site investigation works have been undertaken in accordance with the recommendations of the submitted Mining Report and the Coal Authority's requirements, and the findings of those investigative works have been submitted to and approved in writing by the local planning authority. In the event that the site investigations confirm the need for remedial works to ensure the safety and stability of the proposed development, no development shall commence until the full details of those remedial works have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out only in accordance with the approved details.

24. Prior to the commencement of development, an investigation and risk assessment, shall be undertaken to assess the nature and extent of any contamination within the application site. The contents of the contamination report shall be submitted to and approved in writing by the Local Planning Authority. The contamination report must include: (i) A survey of the extent, scale and nature of contamination; (ii) An assessment of the potential risks to (a) Human health (b) Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes (c) Adjoining land (d) Groundwaters and surface waters (e) Ecological systems (f) Archaeological sites and ancient monuments (iii) 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.

25. 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, should be submitted to and approved in writing by 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.

26. The approved remediation scheme shall be fully implemented as approved prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. Upon the completion of the remediation scheme a verification report (validation report) that demonstrates the effectiveness of the remediation undertaken shall be submitted to and approved in writing by the Local Planning Authority.

27. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, development works shall cease immediately. An investigation and risk assessment, remediate implementation shall be undertaken in accordance with the requirements detailed within the contamination conditions attached to this grant of consent.

28. Prior to the commencement of development, a Contamination Monitoring and Maintenance Method Statement for the application site shall be submitted to and approved in writing by the Local Planning Authority. The Contamination Monitoring and Maintenance Method Statement shall be implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

29. Prior to the commencement of development a further survey for Japanese Knotweed shall be undertaken and a scheme, to include a programme/method statement, to eradicate Japanese Knotweed at the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

30. Prior to occupation of any dwelling a Welsh Language and Culture mitigation plan including details of mitigation measures and their implementation of measures shall be submitted to and approved in writing by the local planning authority. This plan shall incorporate and expand on recommendations contained within paragraph 5.2.2 of the submitted Welsh Language Impact Assessment dated November 2010. The measures to support the Welsh Language and Culture shall be implemented as approved.

**Reasons:**

1. To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
2. To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
3. To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
4. To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
5. In the interests of highway safety, in accordance with Unitary Development Plan policy GP4.
6. In the interests of highway safety, in accordance with Unitary Development Plan policy GP4.
7. In the interests of highway safety, in accordance with Unitary Development Plan policy GP4.

8. In the interests of highway safety, in accordance with Unitary Development Plan policy GP4.
9. In the interests of highway safety, in accordance with Unitary Development Plan policy GP4.
10. To protect the integrity of the public sewerage system in accordance with Powys Unitary Development Plan (March 2010) policy DC10.
11. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment in accordance with Powys Unitary Development Plan (March 2010) policy DC10.
12. To prevent hydraulic overload of the public sewerage system and pollution of the environment in accordance with Powys Unitary Development Plan (March 2010) policy DC10.
13. To ensure that surface water and land drainage flows from the site are appropriately dealt with in accordance with Powys Unitary Development Plan (March 2010) policies SP14, DC9, DC10, DC13 and DC14.
14. To protect the integrity of the public water supply system in accordance with Powys Unitary Development Plan (March 2010) policy DC8.
15. To protect the integrity of the public water supply system in accordance with Powys Unitary Development Plan (March 2010) policy DC8.
16. In the interests of the amenity of the area in accordance with Powys Unitary Development Plan (March 2010) policy GP1.
17. In the interests of the amenity of the area in accordance with Powys Unitary Development Plan (March 2010) policy GP1.
18. In order to ensure an appropriate record of a building of interest.
20. In the interests of biodiversity in accordance with Powys Unitary Development Plan (March 2010) Policy ENV3.
21. In the interests of biodiversity in accordance with Powys Unitary Development Plan (March 2010) Policy ENV3.
22. In the interest of the character and appearance of the area in accordance with Powys Unitary Development Plan (March 2010) policy ENV2.
23. To ensure that necessary site investigation works and where necessary remedial works are undertaken prior to the commencement of development in accordance with Powys Unitary Development Plan (March 2010) policy DC15.
24. To ensure that necessary site investigation works and where necessary remedial works are undertaken prior to the commencement of development in accordance with Powys Unitary Development Plan (March 2010) policy DC15.
25. In order to manage the risk of contamination to an acceptable level, in accordance with guidance contained within policy DC15 of the Powys Unitary Development Plan (March 2010) and Planning Policy Wales (Edition 6, February 2014).
26. In order to manage the risk of contamination to an acceptable level, in accordance with guidance contained within policy DC15 of the Powys Unitary Development Plan (March 2010) and Planning Policy Wales (Edition 6, February 2014).
27. In order to manage the risk of contamination to an acceptable level, in accordance with guidance contained within policy DC15 of the Powys Unitary Development Plan (March 2010) and Planning Policy Wales (Edition 6, February 2014).

28. In order to manage the risk of contamination to an acceptable level, in accordance with guidance contained within policy DC15 of the Powys Unitary Development Plan (March 2010) and Planning Policy Wales (Edition 6, February 2014).
29. To control an invasive species identified on site in accordance with Powys Unitary Development plan (March 2010) policy ENV3.
30. In the interests of the Welsh language and culture in accordance with Powys Unitary Development Plan (March 2010) policy GP5.
- The date on which this permission is granted is ....

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Case Officer: Lorraine Jenkin- Planning Officer  
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