

Annabelle Richards (CSP - Regeneration and Corporate Property)

From: Daniel Stykuc (CSP - Environmental Health)
Sent: 25 January 2018 15:48
To: Planning Services (CSP - Generic)
Subject: P/2018/0067 Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown

Hi Robin,

Re: Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure.

The application site is predominantly surrounded by light industrial units, and there are no sensitive uses such as residential housing or schools in the vicinity. As such, I do not have any concerns about amenity, therefore Environmental Protection has no objection to the application.

Regards,

Dan Stykuc
Swyddog Iechyd yr Amgylchedd (Gwarchod yr Amgylchedd)
Environmental Health Officer (Environmental Protection)
☎ 01938 551113
Cyngor Sir Powys County Council
Neuadd Maldwyn
Welshpool, Powys. SY21 7AS

N

Annabelle Richards (CSP - Regeneration and Corporate Property)

From: Catherine Straw (CSP - Development Control)
Sent: 05 February 2018 09:28
To: Planning Services (CSP - Generic)
Subject: FW: New Planning Application Notification P/2018/0067

Please see below.

Kind regards, Catherine

From: Graham Taylor [REDACTED]
Sent: 03 February 2018 09:37
To: Catherine Straw (CSP - Development Control)
Subject: FW: New Planning Application Notification P/2018/0067

Catherine

Powys Ramblers have no comments on this application.

Graham

From: Rights of Way (CSP - Generic) [<mailto:rights.of.way@powys.gov.uk>]
Sent: 23 January 2018 08:36
To: Calum Carr (CSP - Countryside Services) <calum.carr@powys.gov.uk>
Cc: [REDACTED]
Subject: FW: New Planning Application Notification P/2018/0067

Please see below,

Kind Regards,
Natalie.

Rights of Way
The Gwalia,
Ithon Road,
Llandrindod Wells,
Powys
LD1 6AA

01597 827500

From: Catherine Straw (CSP - Development Control)
Sent: 22 January 2018 13:23
To: Rights of Way (CSP - Generic)
Subject: New Planning Application Notification P/2018/0067



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 01443 33 6000 Ffacs 01443 33 6001
E-bost cadw@cymru.gsi.gov.uk
Gwefan www.cadw.cymru.gov.uk

Plas Carow, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 01443 33 6000 Fax 01443 33 6001
Email cadw@wales.gsi.gov.uk
Web www.cadw.wales.gov.uk

Planning Services
Powys County Council

Planning.services@powys.gov.uk

Eich cyfeirnod
Your reference P/2018/0067
Ein cyfeirnod
Our reference NS
Dyddiad
Date 6 February 2018
Llinell uniongyrchol
Direct line 03000 257894
E-bost
Email Amadminplanning@gov.wales

Dear Sir/Madam

Planning Application – Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure at Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown, Powys

Thank you for your letters of 22 January 2018 inviting our comments on the above planning applications.

Advice

Having carefully considered the information provided with this planning application, we have no objections to the impact of the proposed development on the scheduled monument MG059 Gro Tump Mound & Bailey Castle. Our assessment of the application is given below.

Our role

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),

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg
We welcome correspondence in both English and Welsh



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



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. Technical Advice Note 24: The Historic Environment 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 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 in the determination of a planning application.

Assessment

The proposed development is located some 110m south of scheduled monument MG059 Gro Tump Mound & Bailey Castle. The monument comprises the remains of a motte and bailey castle probably built by Roger de Montgomery in the 11th century AD.

The proposed development will compromise a yard area housing skips for residents to recycle their household waste. The existing building on the site will be demolished. Intervening buildings and vegetation will block views between the proposed development and the scheduled monument. Consequently the proposed development will not cause any damage to the setting of scheduled monument MG059.

Yours faithfully

Nick Segust
Diogelu a Pholisi/ Protection and Policy



Application No: P18/0067

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (North)

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Powys County Council
Location of Development:	Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown.
Description of Development:	Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure.

The County Council as Highway Authority for the County Unclassified Highway, U4227

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

The application site is located on an existing Industrial Estate which has many local businesses operating from the estate, varying from distribution hubs to trade counters. The applicant submitted proposed HGV movements which are perceived to be comparable to industrial units of a similar size, and considerably less than that expected from some of the larger units within the estate.

Prior to any other works commencing on the development site, detailed engineering drawings (construction detail relating to drawing number 2553/P02/008 Rev A) for the two vehicle accesses onto the U4227 and associated works, shall be submitted to and approved in writing by the Local Planning Authority.

Prior to the first beneficial use of the development, all Highway Improvements, referred to above, shall be fully completed to the written satisfaction of the Local Planning Authority and shall be retained for their designated use for as long as the development hereby permitted remains in existence.

HC1 Any entrance gates 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.

- 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 43 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.
- HC8 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 13 cars together 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.
- HC12 The width of the access carriageways (both accesses), constructed as Condition HC7 above, shall be not less than 7.3 metres for a minimum distance of 20 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.
- HC30 Upon formation of the visibility splays as detailed in HC4 above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.
- HC32 No surface water drainage from the site shall be allowed to discharge onto the county highway.

Signed _____

Simon Crew
For Highways, Transport and Recycling

Date: 12th April 2018



Application No: P18/0067

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (North)

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Powys County Council
Location of Development:	Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown.
Description of Development:	Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure.

The County Council as Highway Authority for the County Unclassified Highway, U4227

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

Prior to the first beneficial use of the development, all Highway Improvements, referred on drawing number 2552/T/008, shall be fully completed to the written satisfaction of the Local Planning Authority and shall be retained for their designated use for as long as the development hereby permitted remains in existence.

- HC1 Any entrance gates 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.
- 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 43 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.

- HC8 Prior to the first beneficial use of the development, provision shall be made within the curtilage of the site for the parking of not less than 13 cars together 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.
- HC12 The width of the access carriageways (both accesses), constructed as Condition HC7 above, shall be not less than 7.3 metres for a minimum distance of 20 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.
- HC30 Upon formation of the visibility splays as detailed in HC4 above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.
- HC32 No surface water drainage from the site shall be allowed to discharge onto the county highway.

Signed _____

Simon Crew
For Highways, Transport and Recycling

Date: 17th April 2018

Jessica Bywater (CSP - Development Control)

From: Catherine Straw (CSP - Development Control)
Sent: 23 April 2018 10:17
To: Planning Services (CSP - Generic)
Subject: FW: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Please see email below. Kind regards, Catherine

From: Williams Robin Wynne (Rh-CTGC) [mailto:robinwynnewilliams@gwynedd.llyw.cymru]
Sent: 23 April 2018 10:15
To: Catherine Straw (CSP - Development Control) <catherine.straw@powys.gov.uk>
Subject: FW: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Hi Catherine,

P/2018/0067

Can the comments below be uploaded on the web please.

Thanks,

Robin

Robin Wynne Williams – BA, MA, MPLAN, MRTPI

Uwch Swyddog Cynllunio Mwynau a Gwastraff
Senior Minerals and Waste Planning Officer

Ar ran Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru /
On behalf of the North Wales Minerals and Waste Planning Service

Swyddfa Gogledd Orllewin, Neuadd Penrhyn, Bangor, Gwynedd. LL57 1DT
Tel: 01286 679833 (Est/Ext: 2833)

ebost/email: robinwynnewilliams@gwynedd.llyw.cymru



Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Thomas, Rhiannon <Rhiannon.Thomas@severntrent.co.uk>
Sent: 20 April 2018 13:03
To: Williams Robin Wynne (Rh-CTGC) <robinwynnewilliams@gwynedd.llyw.cymru>

Subject: RE: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Hi Robin,

Thank you for the additional information.

I can advise as the applicant is proposing to discharge foul sewage to the public foul sewer, and surface water indirectly to a ditch course we have no objections to the proposals and happy for the drainage condition not to be applied subject to the proposals not changing.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contact our Development Services Team (Tel: 0800 707 6600). Please provide a copy of this email when making your application.

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us.

Kindest regards,

Rhiannon

Miss Rhiannon Thomas - Planning Liaison Work Management Technician
Asset Protection (West)
Tel: 01902 793851
email: welshplanning@severntrent.co.uk

From: Williams Robin Wynne (Rh-CTGC) [<mailto:robinwynnewilliams@gwynedd.llyw.cymru>]

Sent: 12 April 2018 15:26

To: Thomas, Rhiannon <Rhiannon.Thomas@severntrent.co.uk>

Cc: simon.kendrick@powys.gov.uk; Simon Varley (CSP - Engineering Design) (simon.varley@powys.gov.uk) <simon.varley@powys.gov.uk>

Subject: RE: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Dear Rhiannon,

I'm taking the above planning application to committee next month and I note your consultation response of the 31 January requesting the following conditions should planning be granted:-

- 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

Having discussed this with the applicant this afternoon, the relevant information has already been submitted under the following references and can be accessed via the Powys web site:

4528612 – drainage plan

4528977 – drainage strategy document

Could you please have a look at these documents and tell me if they meet the requirements of the pre commencement conditions suggested. If so, there will be no need for the conditions to be included.

Kind regards,
Robin

Robin Wynne Williams – BA, MA, MPLAN, MRTPI
Uwch Swyddog Cynllunio Mwynau a Gwastraff
Senior Minerals and Waste Planning Officer
Ar ran Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru /
On behalf of the North Wales Minerals and Waste Planning Service
Swyddfa Gogledd Orllewin, Neuadd Penrhyn, Bangor, Gwynedd. LL57 1DT
Tel: 01286 679833 (Est/Ext: 2833)

ebost/email: robinwynnewilliams@gwynedd.llyw.cymru



Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Gary Nancarrow
Sent: 01 February 2018 09:40
To: Williams Robin Wynne (Rh-CTGC)
Subject: FW: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys
Robin FYI below
Gary Nancarrow
Manager (Minerals & Waste)/ Rheolwr (Mwynau a Gwastraff) Environment Directorate | Cyfarwyddiaeth yr Amgylchedd
On behalf of the North Wales Minerals and Waste Planning Service | Gwasanaeth Cynllunio Mwynau a Gwastraff Gogledd Cymru
Flintshire County Council | Cyngor Sir y Fflint County Hall | Neuadd y Sir Mold | Yr Wyddgrug CH7 6NF
Tel | Ffon: 01352 703275
Fax | Ffacs: 01352 756444

www.flintshire.gov.uk | www.sirymfflint.gov.uk

Please consider your environmental responsibility before printing this email.

Cyn argraffu yr e bôst hon, ystyriwch eich cyfrifoldeb amgylcheddol os gwelwch yn dda.

From: Thomas, Rhiannon [<mailto:Rhiannon.Thomas@severntrent.co.uk>] **On Behalf Of** WelshPlanning
Sent: 31 January 2018 13:26

To: Gary Nancarrow <gary.nancarrow@flintshire.gov.uk>

Subject: stw ref: 2018013177129 / lpa ref: P/2018/0067 / Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys

Good Day,

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

Severn Trent Water advise that there is a public sewer located within this site. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. You are advised to contact Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of

Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

To help us provide an efficient response please could you send all responses to welshplanning@severntrent.co.uk rather than to named individuals, including the STW ref within the email/subject.

Kind regards,
Asset Protection Team
Severn Trent
welshplanning@severntrent.co.uk

From: Catherine Straw (CSP - Development Control) [<mailto:catherine.straw@powys.gov.uk>]

Sent: 22 January 2018 13:21

To: WelshPlanning <WelshPlanning@severntrent.co.uk>

Subject: New Planning Application Notification P/2018/0067



Derek Lord
Severn Trent Water
Assistant Manager
Networks Development
Regis Road
Tettenhall
Wolverhampton
WV6 8RU
WelshPlanning@severntrent.co.uk
By email: 22/1/18
Dear Sir/Madam,

**Town and Country Planning Act 1990
Town and Country Planning (Development Management
Procedure) (Wales) Order 2012 (as amended)
Consultation**

Application Ref: P/2018/ 0067, Grid Ref: 312294.97/292003.19

for FULL: Demolition of existing building/unit and construction of household waste recycling centre and associated infrastructure at Unit 4, Dyffryn Industrial Estate, Pool Road, Newtown, Powys.

The application is available to view on the Council's website (<http://planning.powys.gov.uk/portal/>).

After accepting the terms and conditions please follow the online instructions to view the case.

Notice is hereby given that any observations you may wish to make must be returned to me within 21 days of date of this letter. If this is not done it will be assumed that you do not wish to comment and the application will proceed to determination.

Please note that comments must be made in writing and that such comments will be held on a file that will become open to public inspection.

Yours faithfully,
Gary Nancarrow
Minerals & Waste Manager

Ken Yorston

Pennaeth Dros Dro – Eiddo, Cynllunio a
Gwarchod y Cyhoedd

Interim Head of Property, Planning and Put
Protection

The Gwalia

Ithon Road

Llandrindod Wells

LD1 6AA

Our ref: P/2018/0067

Date: 22/01/2018

If calling please ask for:

Gary Nancarrow/

Direct line:

01352 703275

gary.nancarrow@flintshire.gov.uk

Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol i'r awdur ac nid yw'n awdurdodedig gan y Cyngor.



Llywodraeth Cymru
Welsh Government

Development Control
Powys County Council
The Gwalia
Ithon Road
Llandrindod Wells
LD1 6AA

Elch cyf / Your ref P/2018/0067

Ein cyf / Our ref 18/NM-966

23 April 2018

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

**Unit 4, Dyffryn Industrial Estate , Pool Road, Newtown, Powys
Demolition of existing building/unit and construction of household waste recycling centre and
associated infrastructure**

I refer to your consultation of 10/04/2018 regarding the above planning application and advise that the Welsh Government as highway authority for the A483 trunk road does not issue a direction in respect of this application.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@Wales.GSI.Gov.UK

Yours faithfully

Alun Wyn Jones



BUDDSODDWEI MEWN POBL
INVESTOR IN PEOPLE

Sarn Mynach
Cyfford Llandudno
LL31 9RZ

Sarn Mynach
Llandudno Junction
LL31 9RZ