

Planning, Taxi Licensing and Rights of Way Committee Report

Application Number: 24/0251/FUL
Grid Ref: E: 314916
N: 312682
Community Council: Meifod Community
Valid Date: 06.03.2024

Applicant: EM & JR Evans

Location: Dyffryn, Meifod, SY22 6HL.

Proposal: Erection of an extension to an agricultural livestock building and all associated works

Application Type: Full Application

Reason for Committee determination

In accordance with the Planning Protocol, the application is located on land within the ownership of an Elected Member for Powys County Council.

Consultee Responses

Consultee	Received
Natural Resources Wales (Mid Wales)	8th Apr 2024

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 14 March 2024.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding flood risk. If this information is not provided, we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes less vulnerable agricultural development - extension to an agricultural livestock building. Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the FMfP identifies the application site to be at risk of flooding and falls into Flood Zone 2/3 Rivers and Recorded

Flood Extents.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an FCA that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the FCA (by Roger Parry, dated February 2024) submitted to support the application. Our advice to you is that the FCA fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below.

The FCA provides little meaningful site specific assessment and so we refer to a previous application (P/2018/0509) relating to the adjacent barn which is to be extended. Approval was granted for the 2018 application. The difference with the current application is that it will involve an intensification of the building footprint in the undeveloped floodplain and will be located closer to the River Vyrnwy.

Our initial preference would be for the Planning Authority to ascertain whether relocation of the proposed extension within the existing, developed farm footprint could be or has been considered. Whilst precedent has been set for intensification of the farm, that intensification should ideally not protrude further into the undeveloped floodplain which should be retained wherever possible.

It is evident that the owner/occupier has accepted flood consequences to the existing barns, the use is less vulnerable, there is awareness of flood risk and effective flood warnings are provided. If the Planning Authority considers that the level of flood risk is acceptable and manageable, proportionate to the nature of the proposed on an isolated but established farm, whilst further detailed assessment would be preferred, it would be difficult to quantify any loss of floodplain storage or detriment to third parties. As a minimum we recommend the imposition of the following:

O Mechanical and electrical equipment should be protected and/or set at a level recognised as being above the locally determined severe flood level.

O There must be no ground raising above existing ground levels, particularly in relation to approach roads. All excavated material should be removed to outside the recognised floodplain.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the application contrary to our advice.

As it is for your Authority to determine whether the risks and consequences of flooding can

be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries on the above, please do not hesitate to contact us.

Natural Resources Wales (Mid Wales)

13th May 2024

Thank you for reconsulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 17 April 2024.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is/are included in the approved plans and documents condition on the decision notice:

Flood Consequence Assessment by Roger Parry, dated February 2024.

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Flood Risk

The planning application proposes less vulnerable development, an extension to an agricultural livestock building and all associated works. Our Flood Risk Map confirms the site to be within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2/3 Rivers.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. If you consider the proposal meets the tests set out in criteria (i) to (iii), then the final test (iv) is for the applicant to demonstrate through the submission of an Flood Consequences Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

We have reviewed the updated FCA (by Roger Parry, dated February 2024). The FCA shows that the risks and consequences could be managed to an acceptable level, provided that our recommended minimum conditions are imposed as part of any approval:

O Mechanical and electrical equipment should be protected and/or set at a level recognised as being above the locally determined severe flood level.

O There must be no ground raising above existing ground levels, particularly in relation to approach roads. All excavated material should be removed to outside the recognised floodplain.

We reiterate the previous advice for the LPA to consider whether precedent has been set for intensification of development in a flood risk area and whether they consider that to be acceptable. As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

PCC-Built Heritage Officer

17 May 2024

The proposal is opposite Dyffryn Farm, which is grade II listed. Three sets of agricultural buildings are independently listed at Dyffryn, as well as a number of curtilage listed buildings and walls.

The site of the new agricultural building is over the road opposite a historic farmyard. There are several modern agricultural buildings between the listed buildings and the new proposed building. There is a Public Right of Way from which the new buildings will be in the foreground, the historic buildings to the rear. However, most approaches are likely from the A495.

It is not considered that the proposed barn would have a detrimental impact on the setting

of the listed buildings. The proposed site is already made up of modern agricultural buildings and is distinctly set apart from the core of traditional farm buildings by the road.

No objection is made to the proposal.

PCC-(N) Highways

18th Mar 2024

The County Council as Highway Authority for the County Class I Highway, A495 does not wish to comment on the application.

Environmental Protection

19th Mar 2024

I have no objection to the proposed development.

PCC-(N) Land Drainage

28th Mar 2024

The site is located within Flood Zone C2 on the Welsh Government's Development Advice Map. If not already done so, the LPA should consult NRW with reference to flood risk and the Development Advice Maps (TAN15).

The application area is not located within Flood Zones 2 or 3 on NRW's Flood Map for Planning - Surface Water and Small Watercourses. PCC Land Drainage have no comment to make on this application at this time.

Observation: No proposed surface water drainage details or layout drawings have been submitted to indicate how the development will be drained.

The SuDS Approval Body (SAB) deem that the construction area is greater than 100m² and therefore this proposed development will require SAB approval.

For further information on the requirements of SAB and where relevant application forms/guidance can be accessed, please visit the following website <https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>.

Alternatively, please contact the SAB Team on 01597 826000 or via email sab@powys.gov.uk.

The requirement to obtain SAB consent sits outside of the planning process but is

enforceable in a similar manner to planning law. It is a requirement to obtain SAB consent in addition to planning consent. Failure to engage with compliant SuDS design at an early stage may lead to significant unnecessary redesign costs.

Representations

Following the display of a site notice on 23 March 2024, no public responses have been received.

Planning History

App Ref	Description	Decision	Date
P/2018/0509	Full: Erection of an agricultural building and associated works	Approve	23 rd Aug 2018
AGRI/2017/042	AGRI: Application for prior notification for proposed erection of an agricultural building	No planning permission required	12 th July 2017
M/2007/0946	Erection of an agricultural building to be used as a dairy, parlour and collecting yard	Consent	26 th Mar 2008

Principal Planning Constraints

Mineral Safeguarding Sandstone	Category 2
Mineral Safeguarding Sand Gravel	Category 1
Mineral Safeguarding Sand Gravel	Category 2
Mineral Safeguarding Slate	Category 2
C2 Floodzone	75203
C2 Floodzone	50143

Principal Planning Policies

Policy	Policy Description	Year	Local Plan
PPW	Planning Policy Wales (Edition 12, February 2024)		National Policy
NATPLA	Future Wales - The National Plan 2040		National Policy

TAN5	Nature Conservation and Planning	National Policy
TAN6	Planning for Sustainable Rural Communities	National Policy
TAN12	Design	National Policy
TAN15	Development and Flood Risk	National Policy
TAN18	Transport	National Policy
TAN23	Economic Development	National Policy
TAN24	The Historic Environment	National Policy
SP6	Distribution of Growth across the Settlement Hierarchy	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
DM2	The Natural Environment	Local Development Plan 2011-2026
DM4	Landscape	Local Development Plan 2011-2026
DM5	Development and Flood Risk	Local Development Plan 2011-2026
DM6	Flood Prevention Measures and Land Drainage	Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting	Local Development Plan 2011-2026
DM8	Minerals Safeguarding	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026

DM15	Waste Developments	Within	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure		Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)		Local Development Plan 2011-2026
SPGHE	Historic Environment SPG (2021)		Local Development Plan 2011-2026
SPGLAN	Landscape SPG		Local Development Plan 2011-2026

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

Marine and Coastal Access Act 2009

Officer Appraisal

Site location and description

Dyffryn farmstead is located on either side of the A495 highway, approximately 400 metres to the south-west of the development boundary of Meifod within the community council area of Meifod. The application seeks consent for the erection of an extension to an agricultural livestock building on the eastern side of the existing building. The extension measures approximately 42m by 18m and 4.7m in height to the ridge of the roof. The building would have metal profile clad walls under a fibre cement sheeted roof.

Principle

The site is located outside of any settlement and within the open countryside as defined by the Powys Local Development Plan (LDP). Planning Policy Wales (PPW) as well as Technical Advice Notes (TANs) 6 and 23 accept the principle of appropriate agricultural development within the open countryside. LDP Policy SP6 regarding the distribution of growth recognises that agricultural development will occur in the open countryside and

details that such proposals will be assessed against national policy and all other relevant policies of the plan. Therefore, subject to all other material planning matters being acceptable, the principle of the development at this location is considered acceptable in accordance with the planning policy framework detailed above.

Design, visual and landscape impact

The site is located within the MNTGMVS650 River Severn Floodplain Visual and Sensory Aspect Area of LANDMAP and is evaluated as moderate. The other aspect areas are evaluated as follows:

Geological landscape – high
Landscape habitats – moderate
Historic Landscape – outstanding

The Visual and Sensory aspect area is summarised as follows:

‘A significant open valley / vale with a patchwork of medium to large field parcels many displaying established field boundaries of managed and overgrown hedgerows with numerous hedgerow trees. Predominantly arable farming with some lowland dairy farming. Settlements of varying sizes are prevalent from farmsteads to significant urban areas such as Welshpool and Newtown. Open skies dominate with wooded valley sides fringing the valley bottom’.

The existing farm buildings are located on the south-eastern side of the A495 highway with the highway travelling through the wide valley. The proposed building would be located in the open countryside but closely grouped with existing agricultural buildings of similar scale and adjoining an existing building. The farm complex is highly visible from the south-west and north-east when travelling along the A495 highway. The building will be visible to users of public right of way 249/77/1 at a distance of approximately 145 metres and public right of way 249/76/1 at a distance of approximately 143m, and other public rights of way in the locality. The site is located approximately 433 metres from development boundary Meifod village and is visible from other scattered properties in the area. The building would be screened to the west by existing farm buildings but it will be possible to view the building from the south-west and north-east when travelling along the A495 highway. The building would have a typical modern agricultural building design and would be constructed of materials used on similar buildings on the farm and in the locality.

The proposed building would be located on agricultural hardstanding and pastureland and will not result in the removal of any trees or hedgerows. In terms of landscape impact, the above LANDMAP aspect area evaluations are noted as is the summary of the Visual and Sensory Aspect Area, however, the grouping with the existing buildings is such that the character and appearance of the area would not be further compromised by the development. Taking into account the characteristics of the development and its location, it is not considered that additional landscaping is necessary in this instance. As such, it is concluded that the proposed development would not have an unacceptable adverse

impact upon the valued characteristics and qualities of the landscape of Powys in accordance with LDP Policies SP7, DM4 and DM13.

Historic environment

- Setting of Meifod Conservation Area

Meifod Conservation Area is located approximately 500 metres distant and given the distance and intervening features and the grouping of the development with existing buildings, it is not considered that the development would have an unacceptable adverse impact upon the setting of the conservation area in accordance with LDP Policy SP7.

- Setting of listed buildings

Grade II listed buildings Dyffryn Farmhouse and buildings (Cadw ID's: 15968, 15969, 15970) are located approximately 135 metres to the north-west of the site across the A495 highway. The Built Heritage Officer has advised that given that there are existing modern agricultural buildings between the proposed building and the listed buildings and that the group of modern buildings is clearly separated from the historic farm, it is not considered that the proposed building would not harm the setting of the listed buildings.

Otherwise, grade II* listed building Pen y Lan Hall (Cadw ID: 7609) is located approximately 893 metres east, Grade II listed building Stables and Coach-Houses at Pen-y-Lan Hall (Cadw ID: 15957) is located approximately 950 metres east, Grade II listed building 'L'-Shaped Range of Farm Buildings including a Dovecote at Pen-y-Lan Hall (Cadw ID: 15958) is located approximately 950 metres east. There are also listed buildings in Meifod village, including the Grade I listed Parish Church of St Tysilio and St Mary (Cadw ID: 7646) and Sundial to SW of Tower at Church of St Tysilio (Cadw ID: 15949) (approximately 750 metres distant). Given the distances involved and the intervening features and grouping of the proposed building, it is not considered that the proposed building would not harm the setting of the identified listed buildings.

- Setting of Scheduled Monument

Scheduled Monument Broniarth Hill CAAMP (Cadw ID: MG097) is located approximately 1.3km south-east of the site. Given the distance and intervening features, the setting of the scheduled monument would not be unacceptable adversely affected.

Overall, it is considered that the proposed development would not have an unacceptable adverse effect on the historic environment in accordance with LDP Policy SP7.

Highway safety

Access is gained to the farm via an existing access of the A495 highway. The Council's Highway Authority has not objected to the development and as such it is considered that

adequate provision is made for access in accordance with LDP Policies DM13 and T1.

Amenity

The proposed building would be located over 150m from any residential properties, the nearest properties being located across the A495 highway to the north-west. The Council's Environmental Protection Team have not objected to the development. On this basis, it is considered that the development would not result in an adverse unacceptable impact on the amenities enjoyed by the occupants of neighbouring properties in accordance with LDP Policy DM13.

Natural environment

There are ancient woodland sites within 500m of the site and there are records of priority protected species within 300m. No ecological information has been submitted with the application. However, based on consideration of the protected species records, the distance and lack of connecting features to the ancient woodlands together with the nature of the site, being hardstanding and heavily grazed land, it is considered that the site holds a low ecological value.

A pollution prevention plan and Green Infrastructure Statement support the application and biodiversity enhancement measures have been proposed. No loss of green infrastructure is proposed and the installation of 2 bat boxes and 1 bird nesting box is considered to provide adequate green infrastructure and biodiversity gain.

Overall, the proposed development will not have any adverse effects on the natural environment, subject to the use of conditions in accordance with LDP Policy DM2.

Flood risk

The planning application proposes less vulnerable development located within Zone C2 of the Development Advice Map (DAM) contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004) and Flood Zones 2 and 3 (rivers) of the Flood Map for Planning.

Section 6 of Technical Advice Note (TAN) 15 requires the Local Planning Authority to determine whether the development at this location is justified. The justification tests set out in Technical Advice Note 15 are:

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- ii. Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; and,
- iii. It concurs with the aims of PPW and meets the definition of previously developed

- land; and,
- iv. The potential consequences of a flooding event for the particular type of development have been considered, and found to be acceptable.

Whilst the principle of the proposed development complies with the requirements of the LDP, land and buildings currently in use of agricultural are excluded from the definition of previously developed land. Therefore, the development would not meet justification test iii above (extracted from TAN15). In terms of test iv, a Flood Consequences Assessment (FCA) supports the application. NRW have advised that the FCA shows that the risks and consequences could be managed to an acceptable level, provided that the recommended minimum conditions are imposed as part of any approval:

- Mechanical and electrical equipment should be protected and/or set at a level recognised as being above the locally determined severe flood level.
- There must be no ground raising above existing ground levels, particularly in relation to approach roads. All excavated material should be removed to outside the recognised floodplain.

NRW have also advised that the Planning Authority needs to consider whether a precedent has been set for intensification of development in a flood risk area and whether the intensification is considered acceptable. A number of buildings are present at the site, and it is noted that planning application P/2018/0509 granted approval for erection of an agricultural building adjacent to the proposed building. The difference with the current application is that it would involve an intensification of the building footprint in the undeveloped floodplain and would be located closer to the River Vyrnwy. NRW have further advised that whilst precedent has been set for intensification of the farm, that intensification should ideally not protrude further into the undeveloped floodplain which should be retained wherever possible. Additional information has been provided which states that alternative sites to the south-east of the A495 highway (on the same side of the existing complex to avoid dairy cows crossing the A495 highway) have been considered. However, there is no land available on this side of the road that is not within the flood risk area. There is no option to relocate the proposed extension within the centre of the existing farm footprint and it is important to note the majority of the proposed site is within the developed farm footprint. The owner/occupier has accepted flood consequences to the existing barns, the use is less vulnerable and there is awareness of flood risk and effective flood warnings are provided. NRW have advised that if the Planning Authority considers that the level of flood risk is acceptable and manageable, proportionate to the nature of the proposed building on an isolated but established farm, whilst further detailed assessment would be preferred by NRW, NRW have advised that it would be difficult to quantify any loss of floodplain storage or detriment to third parties. The final response from NRW advises that subject to including the FCA within the condition which lists the approved documents, and whilst there are still concerns with the application as submitted, NRW are satisfied that these concerns can be overcome by conditioning the FCA.

Surface water drainage

The application area is not located within Flood Zones 2 or 3 on NRW's Flood Map for Planning – Surface Water and Small Watercourses. The Council's Land Drainage Team have therefore advised that there is no comment to make on this application. As such, the proposed development is not considered contrary to LDP Policy DM6. An informative is recommended to advise the developer that SAB approval will be required.

Minerals safeguarding

The site is located within minerals safeguarding areas for sandstone (category 2), sand and gravel (categories 1 and 2) and slate (category 2). The submission includes information to address this consideration as follows:

'It is considered that the development proposed is a small-scale addition to the existing complex of agricultural buildings on-site, and as such there would be no impact upon mineral resources. In any case, it is noted the minerals on-site could be extracted satisfactorily prior to the development taking place. It is therefore considered the development would be acceptable in this regard, and compliant with the policy criteria. There are a large number of sites where sand, gravel, slate and sandstone are readily available and therefore the mineral resource is of no future value due to viability issues'.

This information is accepted and the development is not considered to conflict with LDP Policy DM8.

Loss of agricultural land

The site is located on land classified as grade 2 within the Agricultural Land Classification System which is the best and most versatile land. Given that the land on the eastern side of the A495 highway is highly graded land (i.e. options for relocation outside highly graded land is extremely limited) and the discussion above in respect of relocating the building for flood risk purposes, it is considered that the location of the proposed building, sited adjacent existing agricultural buildings, does not conflict with Technical Advice Note (TAN) 6 and Planning Policy Wales.

RECOMMENDATION

The principle of the proposed building is acceptable as is the visual and landscape and ecological impact as well as the impact upon the historic environment, residential amenity and highway safety. In terms of flood risk, the advice received from NRW has been carefully considered. Whilst the site is not strictly previously developed land, in consideration of the information received in respect of the inability to construct the building elsewhere on the holding and the advice received from NRW in respect of the level of flood risk being acceptable and manageable and that it is difficult to quantify any loss of floodplain storage or detriment to third parties, given that the proposed development would support an existing farm enterprise, it is considered, on balance that the proposed

development is acceptable. Therefore, the recommendation is one of approval, subject to the use of conditions as set out below.

Conditions

1. The development shall begin not later than five years from the date of this decision.
2. The development shall be carried out strictly in accordance with the following approved plans and documents: 78676/RJC/100, 78676/RJC/102, 78676/RJC/103, 78676/RJC/110, 78676/RJC/111, Flood Consequence Assessment by Roger Parry & Partners LLP, dated February 2024, Method Statement Pollution Prevention by Roger Parry & Partners LLP dated February 2024.
3. Prior to first use of the development hereby approved, the biodiversity enhancements (two bat boxes and one bird nest box) shown on drawing no. 78676/RJC/102 shall be installed in accordance with the approved details and retained in perpetuity.
4. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife in accordance with the recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018). The development shall be carried out in accordance with the approved details.
5. The use of the building hereby approved shall be limited to the accommodation of livestock (cows and sheep only) and shall not be used for any other purpose.
6. Mechanical and electrical equipment should be protected and/or set at a level recognised as being above the locally determined severe flood level.
7. There must be no ground raising above existing ground levels, particularly in relation to approach roads. All excavated material should be removed to outside the recognised floodplain.

Reasons

1. Required to be imposed by section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans approved by the Local Planning Authority in the interests of clarity and satisfactory development.
3. To achieve wider biodiversity and ecosystem resilience and to screen the proposed development in accordance with Policies SP7, DM4 and DM13 of the Powys Local Development Plan (2011-2026) and Planning Policy Wales (Edition

12, 2024).

4. To comply with Policies DM2 and DM7 of the Powys Local Development Plan (2011-2026) in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 12, 2024), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Part 1 Section 6 of the Environment (Wales) Act 2016.
5. In order to control the use of the building and to comply with Policy DM13 (Part 11) of the Powys Local Development Plan (2011-2026).
6. To ensure that the risks and consequences of flooding are managed to an acceptable level in accordance with Policies DM5 and DM6 of the Powys Local Development Plan (2011-2026), Technical Advice Note (TAN) 15: Development and Flood Risk (2004) and Planning Policy Wales (Edition 12, 2024).
7. To ensure that the risks and consequences of flooding are managed to an acceptable level in accordance with Policies DM5 and DM6 of the Powys Local Development Plan (2011-2026), Technical Advice Note (TAN) 15: Development and Flood Risk (2004) and Planning Policy Wales (Edition 12, 2024).

Informatives

- SAB Approval

The SuDS Approval Body (SAB) deem that the construction area is greater than 100m² and therefore this proposed development will require SAB approval.

For further information on the requirements of SAB and where relevant application forms/guidance can be accessed, please visit the following website <https://en.powys.gov.uk/article/5578/Sustainable-Drainage-Approval-Body-SAB>.

Alternatively, please contact the SAB Team on 01597 826000 or via email sab@powys.gov.uk.

The requirement to obtain SAB consent sits outside of the planning process but is enforceable in a similar manner to planning law. It is a requirement to obtain SAB consent in addition to planning consent. Failure to engage with compliant SuDS design at an early stage may lead to significant unnecessary redesign costs.

Case Officer: Kate Bowen, Senior Planning Officer
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