

Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/0318 **Grid Ref:** 319245.69, 299822.98

Community Council: Berriew **Valid Date:** 22/03/2017 **Officer:** Bryn Pryce

Applicant: Lucy & Dominic Freeman Brithdir, The Horseshoes, Berriew, Welshpool Powys

Location: Land at Oakleigh, Refail, Berriew, Powys SY21 8AJ

Proposal: Full : Erection of 2 dwellinghouses with detached garages, installation of new septic tank for plot 2 only and all associated works

Application Type: Application for Full Planning Permission

The reason for Committee determination

The application is to be determined by planning committee as it represents a departure from the development plan and is recommended for approval.

Site Location and Description

This site is located off the A483 trunk road and access via a private road within the village of Refail. The site is located on land adjacent to the property known as Oakleigh. The existing site is currently used as agricultural grazing land and has some areas of hardstanding. The site is bound by agricultural grazing land and post and wire fencing.

This full application seeks consent for the erection of 2 market dwelling houses with detached garages, installation of new septic tank for plot 2 and all associated works. This site is located outside of the settlement boundary of Refail and therefore represents a departure from the Unitary Development Plan 2010.

Consultee Response

Berriew C C

Correspondence received 14th April 2017

The Council is in support of the application.

Highways Dept north

Correspondence received 5th April 2017

The access is onto the Trunk Road A483 and will not make any further comment in this respect.

The proposed development will lead to the creation of a Private Street and as such we must advise that with regards to the Highways Act 1980 that these two plots will incur Advance Payment Code Notices (Highways Charges).

Furthermore we require that full details of the proposed new estate road be submitted for consideration since the red lined application site includes access from the Trunk Road

Correspondence received 22nd August 2017

The County Council as Highway

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

- HC1 Any entrance gates shall be 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.
- HC7 Prior to the commencement of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 10 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.
- HC8 Prior to the occupation of any dwelling, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom excluding any garage space provided 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.
- HC10 The gradient from the back of the footway/verge to the vehicle parking areas shall be constructed so as not to exceed 1 in 30 and shall be retained at this gradient for as long as the dwellings remain in existence.
- HC17 Prior to the occupation of the development a 2.0 metre wide footpath shall be provided on the one/both side(s) of the site access, and shall be retained at for as long as the development hereby permitted remains in existence.
- HC19 No building shall be occupied before the estate road carriageway and one footway shall be constructed to and including binder course level to an adoptable standard including the provision of any salt bins, surface water drainage and street lighting in front of that building and to the junction with the county highway.
- HC20 The estate road carriageway and all footways shall be fully completed, in accordance with the details to be agreed in writing by the Local Planning Authority, upon the issuing of the Building Regulations Completion Certificate for the last house or within two years from the commencement of the development, whichever is the sooner. The agreed

standard of completion shall be maintained for as long as the development remains in existence.

HC27 The septic tank effluent in connection with the development hereby permitted shall not interfere or connect in any way with the highway surface water drainage or give rise to a nuisance upon the highway.

HC29 All surface water run-off is to be collected and discharged via a piped system to a soakaway located within the site no less than 6 metres from the highway. This system shall be retained and maintained for as long as the development remains in existence.

HC31 The area of each private drive and any turning area is to be metalled and surfaced in bituminous macadam, concrete or block pavements, prior to the occupation of that dwelling and retained for as long as the development remains in existence.

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

In the interests of highway safety.

Building Control

Correspondence received 3rd April 2017

Building Regulations application required.

Severn Trent Water

Correspondence received 29th March 2017

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

Environmental Health

Correspondence received 5th April 2017

Environmental Protection has no objection to the above application.

PCC Ecologist

Correspondence received 27th July 2017

Thank you for consulting me with regards to planning application P/2017/0318 which concerns an application for the erection of 2 dwelling houses with detached garages, installation of new septic tank for plot 2 only and all associated works.

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

The data search identified 47 record of protected and priority species within 500m of the proposed development, no records were for the site itself. Records identified within 500m of the site included floating water-plantain, otter, grass snake, bat species and Environment (Wales) Act 2016 Section 7 list bird species.

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

- Montgomery Canal SAC/SSSI

These designated sites are located along the western boundary of the site of the proposed development, given the proximity of the proposed development to the Montgomery Canal SAC the potential for the construction and operation phases of the development to result in a Likely Significant Effect to the Montgomery Canal SAC and/or it's associated features has been considered.

Having reviewed the information provided by the applicant as well as comments received from NRW it has been determined that the proposed development would not result in a likely significant effect to the Montgomery Canal SAC and/or it's associated features – I have attached a copy of the Screening Assessment for your records.

There are no non-statutory designated sites within 500m of the proposed development.

The site of the proposed developments comprises an area of improved sheep grazed grassland and an area of scrub and what appears to be partially developed land– I understand from the Planning Overview document submitted that the proposed site already has permission in place for two affordable dwellings however there have been issues securing funding for the affordable developments.

The habitats present and affected by the proposed development are considered to be of low ecological importance.

It is noted that the proposed plans and associated Design and Access statement indicate the provision of landscaping i.e. hedgerow planting around the boundaries of each dwelling as part of the proposed development. The provision of landscaping is welcomed, it is recommended that species used in landscaping are native (in accordance with UDP policy GP1) this would also serve to provide biodiversity enhancements in accordance with the requirements of Section 6 of the Environment (Wales) Act 2016. **It is recommended that a detailed landscaping scheme is secured through an appropriately worded condition.**

Given the relatively rural location of the proposed development careful consideration will need to be given to any proposed external lighting design within the detailed design of the development to minimise impacts to nocturnal wildlife commuting and foraging in the local area. **It is recommended that a planning condition securing a wildlife sensitive lighting scheme is secured through an appropriately worded condition.**

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

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

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

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

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

NRW

Correspondence received 25th April 2017

Thank you for consulting Natural Resources Wales (NRW) about the above, which was received on 28/03/2017.

NRW have no objection to the above development. In our opinion, as explained below, will not adversely effect any of the interests listed.

Pollution Prevention

When working near watercourses, work must be carried out in a manner so as not to cause pollution of controlled waters. It is an offence under Regulations 38 of the Environmental Permitting Regulations 2010 to cause or knowingly permit a water discharge activity.

All works at the site must be carried out in accordance with GGP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available at the Gov.uk website: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: <https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>. We have not considered potential effects on other matters and do not

rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Welsh Government Transport

Correspondence received 19th April 2017

I refer to your consultation of 28 March 2017 regarding the above 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.

Canal & Rivers Trust

Correspondence received 5th April 2017

Thank you for your consultation.

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

Glandŵr Cymru has reviewed the consultation. This is our substantive response under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, as amended. Based on the information available we have **concerns** relating to the lack of ecological assessment.

The site is adjacent to the Montgomery Canal which is designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC), however no ecological investigation or survey appear to have been undertaken, consequently it is not known whether or not the development would have an impact on these designations. Equally, without such investigation, it is not possible to ascertain the extent to which mitigation may be necessary to ensure that the adjacent canal is adequately protected during and after development.

Given the above designations we are surprised that at Section 14 of the application form it is indicated that there are no designated sites, important habitats or other biodiversity features on or adjacent to the site or any protected and priority species. The application details do not appear to acknowledge the designation or the importance of the adjacent canal.

In the absence of this we would have concerns relating to the potential for pollution or run-off during construction and ongoing occupation which may adversely impact the water quality or result in contamination of the canal, which in turn would have an adverse impact on the

statutory designations. Any impacts on boundary habitats would also need to be considered and addressed.

In light of the above, we consider that it is reasonable to request that an ecological survey is undertaken before the application is determined. Depending on the findings of the survey and assessments then appropriate consideration of, and mitigation against potential impacts on the designated sites would need to be addressed directly with Natural Resources Wales as the regulator.

For Glandŵr Cymru to effectively monitor our role as a statutory consultee, please send me a copy of the decision notice.

If you have any queries please contact me, my details are below.

Representations

No third party responses received by Development Management at the time of writing this report.

Planning History

P/2016/0399 - Erection of an affordable dwellinghouse, detached garage, installation of septic tank and all associated works - CC

P/2015/1113 - P/2015/1113 - Erection of affordable dwelling and detached garage and installation of a septic tank - WITHDRAWN

P/2012/0442 - Erection of a local needs dwelling - CC

M/2002/0055 - Change of use of land

M2005/0358 - Erection of dwelling and installation of sewage treatment - Refused 11/5/05

Principal Planning Policies

National Planning Policy

Planning Policy Wales (9th Edition, 2016)

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

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

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

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

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

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

Local Planning Policies

Powys Unitary Development Plan 2010.

SP2 – Strategic Settlement Hierarchy
SP4 – Economic and Employment Developments
SP5 – Housing Developments
SP6 – Development and Transport
SP12 – Energy Conservation and Generation
GP1 – Development Control
GP2 – Planning Obligations
GP3 – Design and Energy Conservation
GP4 – Highway and Parking Requirements
GP5 – Welsh Language and Culture
ENV2 – Safeguarding the Landscape
ENV3 – Safeguarding Biodiversity and Natural Habitats
ENV7 – Protected Species
HP3 - Housing Land Availability
HP4 - Settlement Development Boundaries and Capacities
HP5 - Residential Development
HP6 - Dwellings in the Open Countryside
HP14 – Sustainable Housing
DC1 – Access by Disabled Persons
DC3 – External Lighting
DC8 – Public Water Supply
DC11 – Non-Mains Sewage Treatment
DC13 – Surface Water Drainage
TR2 – Tourist Attractions and Development Areas

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

Officer Appraisal

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

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

Principle of Development

This application site lies near to the settlement boundary of Refail (approximately 40 metres) which is classified in the Powys Unitary Development Plan 2010 as a large village. There are two existing dwellings between the settlement boundary and the proposed application site. The proposal is for two market dwellings and therefore the proposed development represents a departure from the adopted Unitary Development Plan.

Housing Land Supply

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

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

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

Sustainability

In considering a departure from the Powys Unitary Development plan policies consideration must be given to the location of the proposed development in terms of the sustainability of the development. Account should be given to the range of services and facilities available within close proximity to the site.

Refail is defined in the UDP as a large village with two allocated sites (M188 HA1 and M188 HA2, allocated for 13 dwellings in total). The settlement itself has a range of community facilities and services. There are public transport links within walking distance of the site on the main trunk road with the Key Settlement of Berriew being a short driving distance of 0.9 miles to the north west of Refail which offers a range of facilities and services. The proposed location is considered to be a sustainable location for the scale of the development proposed.

Scale, Design and Appearance

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

This application is submitted in full and therefore all matters are to be considered as part of this application process. Both plots 1 and 2 are to be 3 bedroomed market dwellings each to have a separate detached garage.

The dwelling on plot one is to be two storey in height to measure 12.4 metres in length, 7.9 metres in width, 5.2 metres in height to the eaves and 8.4 metres in height to the ridge. Plot 1 dwelling is to be faced in Blockleys Heritage Shropshire Blend brickwork with Spanish slate clad roof and UPVC windows, doors, barge boards, fascia boards and rainwater fittings. Plot 1 garage is to measure 6 metres in length and 6 metres in width with a height to the eaves of 2.4 metres and height to the ridge of 5.2 metres. The garage is to be constructed of solid brickwork to match that of the proposed dwelling, with windows, doors and rainwater fittings being upvc and the front main garage door being a metal roller door.

Plot 2 is to have a 3 bedroomed market dwelling also to measure 11.9 metres in length, 6 metres in width, 4.8 metres in height to the eaves and 7.5 metres in height to the ridge. Plot 2 is to have walls of Istock Bexhill Purple facing bricks with Pizarras Cupa 5 natural slate, windows, doors, barge boards and fascia boards to be upvc in construction with woodgrain effect. The proposed garage for plot 2 is to measure 6.7 metres in length, 6.2 metres in width, 2.2 metres in height to the eaves and 5.3 metres in height to the ridge. The materials are to match that of the proposed dwelling for plot 2.

Officers consider that the proposed dwellings are of an appropriate design, materials and scale to complement the character and appearance of the surrounding dwelling and of the surrounding area. It is considered that the proposed dwellings fundamentally comply with policies GP1 and GP3 of the Powys Unitary Development Plan 2010.

Landscape and Visual Impact

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

This proposed site is considered to be well connected to the large village of Refail being adjacent to the built up area and existing dwellings. It is considered that the proposed site is well integrated with the existing large village and would not have an unacceptable significant adverse visual impact upon the character and appearance of the surrounding area.

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

Highways Safety and Movement

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

As part of this application process the highways authorities have been consulted and have provided comments. The proposed development is to utilise the existing access onto the trunk road and therefore the trunk road authority have not issued a direction in respect of this. The county highways have provided comments on the plans originally submitted and sought further information in respect of the access roads off the trunk road to be provided as part of the development. Further plans and information have been provided in respect of this and our county highways officer has no objection to the proposal subject to the suggested conditions.

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

Drainage

Policy DC13 of the Powys Unitary Development plan seeks to ensure that development proposals should provide adequate provisions for land drainage and surface water disposal. Development should not give rise to unacceptable on or off site flooding. Policy DC11 seeks to

ensure that the adequate provision for foul sewerage can be provided on site via the public foul sewerage system or private treatment plants.

This application includes the installation of a septic tank and soakaway system and the applicant has provided information in respect of capacity and porosity tests for the drainage field. As part of this application process our Environmental Health officers have been consulted and they have raised no objection to the proposal with the information being submitted in support of the application being sufficient.

Officers consider that the proposed development fundamentally complies with policy DC11 and DC13 of the Powys Unitary Development Plan 2010 in respect of foul and surface water drainage.

Ecology and Biodiversity

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

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

Habitats Regulations Assessment (HRA)

This site is located within 500 metres of the Montgomery Canal SSSI and SAC and therefore must be subject to a Habitats Regulations Assessment. The county ecologist was requested to carry out an assessment of the proposed development and the likely significant effects. The HRA has been carried out by our ecologist and has screened the proposed development as no likely significant effects.

Crime and Disorder Act 1998

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

Equality Act 2010

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

Having due regard to advancing equality involves:

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

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

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

Planning (Wales) Act 2015 (Welsh language)

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

In the 2011 census the Refail Ward reported that 9.5% of the population spoke Welsh. This is an increase from the 2001 census which stated that 3.7% of the population of Berriew Spoke Welsh. Officers consider that the development of two dwellings in this settlement will not have an unacceptable detrimental impact on the cultural or linguistic vitality of the area.

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

Whilst a departure from the development plan, in this instance, the provision of housing is considered to outweigh the plan and therefore justifies the grant of consent as an exception to normal housing policies. The recommendation is therefore one of conditional consent subject to conditions.

Conditions:

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as received on 21st March 2017 (drawing no's: 2687.01, 2687.02, 2687.03, 3407.01, 3407.02, 3407.03, 3407.04, 3407.05, 3407.06, 3407.06A) and amended plans received 5th July 2017 (drawing no's: 2687.04A, 2687.05).

3. Any entrance gates shall be 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.
4. Prior to the commencement of the development the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 10 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.
5. Prior to the occupation of any dwelling, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom excluding any garage space provided 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.
6. The gradient from the back of the footway/verge to the vehicle parking areas shall be constructed so as not to exceed 1 in 30 and shall be retained at this gradient for as long as the dwellings remain in existence.
7. The estate road carriageway and all footways shall be fully completed, in accordance with the details to be agreed in writing by the Local Planning Authority, upon the issuing of the Building Regulations Completion Certificate for the last house or within two years from the commencement of the development, whichever is the sooner. The agreed standard of completion shall be maintained for as long as the development remains in existence.
8. The septic tank effluent in connection with the development hereby permitted shall not interfere or connect in any way with the highway surface water drainage or give rise to a nuisance upon the highway.
9. All surface water run-off is to be collected and discharged via a piped system to a soakaway located within the site no less than 6 metres from the highway. This system shall be retained and maintained for as long as the development remains in existence.
10. The area of each private drive and any turning area is to be metalled and surfaced in bituminous macadam, concrete or block pavements, prior to the occupation of that dwelling and retained for as long as the development remains in existence.
11. No storm water drainage from the site shall be allowed to discharge onto the county highway.
12. Prior to the commencement of the development a detailed Landscaping and Management Plan shall be submitted to and agreed with the Local Planning Authority and shall be implemented in the first planting season of the following occupation of the development. The Plan shall include the use of native species, details of the planting specification - the species, sizes and planting densities - and a timetable for

implementation and future management to ensure good establishment and long-term retention.

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

Reasons

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

Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

Case Officer: Bryn Pryce- Planning Officer
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