

Wales & West Utilities have been made aware of a planning application on 22.11.2018, advising us of the proposals at:2, Severn Street, WELSHPOOL, Powys, SY21 7AB

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable. You must not build over any of our plant or enclose our apparatus.

PCC-(N) Highways

25th Jan 2019

The County Council as Highway Authority for the County Class II Highway, B4381 wish the following recommendations/Observations be applied

HC33 Prior to the first beneficial use of the development a Method Statement for the use of the temporary disabled ramp on the County Class II Highway, shall be submitted to, and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to for as long as the development remains in existence and in full accordance with drawing number 2553/RA/001, any alternative use/siting of the temporary disabled ramp on the County Class II Highway, shall be agreed in writing with the Local Planning Authority. The temporary disabled ramp shall only be used at the eastern doorway, and use of the temporary disabled ramp is not permitted at the western doorway fronting the County Class II Highway.

Hafren Dyfrdwy

27th Nov 2018

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:

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.

Hafren Dyfrdwy advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Hafren Dyfrdwy to discuss the proposals. Hafren Dyfrdwy will seek to assist in obtaining a solution which protects both the public sewer and the building.

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

PCC-Built Heritage Officer

21st Jan 2019

Recommendation - no objection

Background to Recommendation

Designation

2 Severn Street Cadw ID 7848 included on the statutory list on 11 March 1981

Within Welshpool Conservation Area

Policy Background

The advice has been given with reference to relevant policies, guidance and legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

Planning Policy Wales 10th edition 2018

Conservation Principles published by Cadw

TAN24

Managing Change to Listed Buildings in Wales – Annexe to TAN24

Setting of Historic Assets in Wales – Annexe to TAN24

Heritage Impact Assessments – Annexe to TAN24

Historic Environment Records

Local Development Plan

Strategic Policy SP7

DM13 Design and Resources Local Development Plan Themes and Objectives;

Theme 4 – Guardianship of natural, built and historic assets

LDP Objective 13 – Landscape and the Historic Environment

Comments

I am mindful of the advice in Sections 66 of the Planning (Listed Buildings and Conservation areas) Act 1990, which require authorities considering applications for planning permission or listed building consent for works which affect a listed building to have special regard to certain matters, including the desirability of preserving the setting of the building. The setting is often an essential part of a building's character especially if a park, garden or grounds have been laid out to complement its design or function. Also, the economic viability as well as the character of historic buildings may suffer and they can be robbed of much of their interest and of the contribution they make to townscape or the countryside if they become isolated from their surroundings, e.g. by new traffic routes, car parks, or other development.”

However, I would also refer to more recent guidance in paragraph 6.1.10 of Planning Policy Wales 10th edition 2018 which states, “*For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.*”

Section 6.1.9 of PPW 10 advises that *“Any decisions made through the planning system must fully consider the impact of the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place”*

Section 6.1.7 of Planning Policy Wales 10th edition requires that *“it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset should be managed in a sensitive and sustainable way”*

I note that the applicant is Powys County Council and as such the accompanying listed building consent application 18/0904/LBC, will not be determined by ourselves but by Welsh Government. In commenting on the planning application the fact that the building is listed is a material consideration. I note the previous planning application P2017/1249 and Listed Building Consent application P2017/1247 for similar works that were approved earlier this year.

I am aware of pre-planning application submission enquiries including meetings on site with Cadw officers that have been undertaken and hopefully informed the listed building consent application.

The premises were constructed as a bank which the architectural details expected of a bank built at this time (1863). The interior has the features expected with a bank including the bank managers/directors office on the first floor which is ornate and rich in adornment and accessed by 2 staircases of different architectural character. At pre-application stage concern was expressed in respect of the subdivision of this fine room. The building lends itself to certain types of office use, with its combination of small rooms and large directors room, however it does not lend itself to all County Council functions and as such a degree of subdivision is required.

The current application(s) are very similar to the previous applications with some changes to the internal layout which will be considered in the Listed Building Consent Application. The principle of the change of use has previously been considered and the provision of the extension is not opposed in respect of planning grounds, that is the impact on the character and appearance of the conservation area, or the setting of adjacent listed buildings. I acknowledge that the impact of the proposed extension to this listed building will be considered on the listed building consent application.

I can confirm that I have no objections to the planning application, however would request an informative note be attached to the granting of any permission advising that any signage placed on the exterior of the building would require listed building consent.

PCC-Ecologist

2nd Jan 2019

Thank you for consulting me with regards to planning application 18/0903/FUL which concerns an application for a single storey extension involving demolition of yard wall and all associated works at 2 Severn Street, Welshpool.

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

The data search identified 205 records of protected and priority species within 500m of the proposed development, with no records found for the site itself. Species recorded within 500m of the proposed development include bat species; brown long eared, pipistrelle, noctule and whiskered, house sparrow and linnet.

Two statutory designated sites were identified within 500m of the proposed development;

SAC - Montgomery Canal approximately 118m from the proposed development

SSSI - Montgomery Canal approximately 118m from the proposed development

No non-statutory designated sites were identified within 500m of the proposed development.

Having taken into account the location of the designated sites in relation to the proposed development and the nature of the works proposed it is considered that there would be no likely negative impacts directly or indirectly to the designated sites and/or their associated features.

The proposed development is located on the site of an existing dwelling and is likely to impact areas of hard paving which is a habitat considered to be of low ecological value.

Bats - European Protected Species

Given that the proposed development impacts an existing building, consideration has been given to the potential for the property to support roosting bats - bats being a European protected species - and for the proposed development to impact roosting bats.

Having reviewed the information available it is considered that there is negligible potential for roosting bats to be present and affected by the proposed developments. The proposed extension will be a single storey and therefore will not impact the existing roof structure in addition the existing brick work looks to be in good condition with no loose mortar.

Having reviewed the submitted information and the nature of the proposed development it is considered that there is negligible potential for negative impacts to biodiversity at the proposed development site or in the wider habitat.

30/01/2019

Thank you for consulting me with regards to additional information submitted in relation to planning application 18/0903/FUL which concerns an application for the change of use of building from A2 use class to D1, refurbishment of existing roof, proposed extension to rear of property involving demolition of yard wall and all associated works (resubmission) at 2 Severn Street, Welshpool.

Please note that my comments from my original response sent on the 02/01/2019 are still valid. However, I would like to add the following informative;

In addition I consider it would be appropriate to include an informative advising the applicants of the legal status of bats and what actions to take in the unlikely event a bat is encountered during the development works. Suitable wording for an informative covering these details is as follows:

Bats - Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

It is an offence for any person to:

- Intentionally kill, injure or take any bats.
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.

Under the Habitats Regulations it is an offence to:

- Damage or destroy a breeding site or resting place of any bat. This is an absolute offence - in other words, intent or recklessness does not have to be proved.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 that works to trees or buildings where that work involves the disturbance of a bat is an offence if a licence has not been obtained from Natural Resources Wales. If a bat is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist. You can also call the National Bat helpline on 0345 1300 228 or email enquiries@bats.org.uk.

Thank you for consulting Natural Resources Wales (letter dated 22/11/2018) regarding the above. NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Flood Risk

The application site lies entirely within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines.

Given the scale of the proposed development (and in the absence of a flood consequence assessment) we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor, and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our website for further advice and guidance available here: <http://naturalresourceswales.gov.uk>.

Additional guidance including the leaflet "Prepare your Property for flooding" can be found by following the link: <https://www.gov.uk/prepare-for-flooding>.

The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', can be found by following the link:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11485/2187544.pdf

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

Our comments above only relate specifically to matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website: (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=13181925684000000>). 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.

Advice for the developer:

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.

Waste

Waste produced during the construction phase of your development must be dealt with appropriately, and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

before it is collected, disposed of or recovered

to identify the controls that apply to the movement of the waste

to complete waste documents and records

to identify suitably authorised waste management options

to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls. The links below provided information on how to classify waste and register as a waste carrier or hazardous waste producer:

<http://naturalresources.wales/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

CPAT

Thank you for the consultation on this application. In this case please refer to my previous advice for application P/2017/1249 which recommended a watching brief on the new foundations for the extension as the site lies within the medieval historic core of the town. The watching brief condition (Condition 3) is presumably still relevant for the Full application and should be carried forward.

The Built Heritage Conservation Officer should be consulted about any changes to the original LBC application.

Representations

Montgomeryshire Access Group provided comments in respect of building regulations and access for disabled peoples. The Group notes that the disabled toilet is not accessible for many people with hemiplegia.

Planning History

App Ref	Description	Decision
18/0904/LBC	Proposed single storey extension, involving the demolition of an existing yard wall and alterations to provide access into the new extension; replacement of defective roof covering; internal repairs and refurbishment.	Pending Consideration

Full: Change of use of building and refurbishment of existing roof and proposed extension to rear of property

Ref. No: P/2017/1249 | Status: Approved

LBC: Works to a Listed Building to include internal alterations and refurbishment of existing roof

Ref. No: P/2017/1247 | Status: Approved

Principal Planning Constraints

Listed Building
Primary Shopping Area
Flood Zone C2

Principal Planning Policies

National Policies

Planning Policy Wales (Edition 10, December 2018)
Technical Advice Note 12 – Design (2016)
Technical Advice Note 15 - Development and Flood Risk (2004)
Technical Advice Note 18 – Transport (2007)
Technical Advice Note 24 – The Historic Environment (2017)

Local Policies

Powys Local Development Plan (2018):

SP7 - Safeguarding of Strategic Resources and Assets
DM5 – Development and Flood Risk
DM6 – Flood Prevention Measures and Land Drainage
DM13 – Design and Resources
T1 – Travel, Traffic and Transport Infrastructure
R3 – Development within Town Centre Areas

Other Legislative Considerations

Crime and Disorder Act 1998

Equality Act 2010

Planning (Wales) Act 2015 (Welsh language)

Wellbeing of Future Generations (Wales) Act 2015

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.

Background to the current application

In March 2018, full planning permission and Listed Building Consent was granted for a scheme by the Planning Committee. The applicant (Powys County Council) now

proposes to slightly vary the approved scheme, and the variations may be summarised as follows:

1. Reduce the gross internal floor area of the extension, retaining a small external yard area.
2. Adopt a more traditional form of construction for the extension, in lieu of the previously proposed oak-framed “conservatory-type” structure, and
3. Review the proposed alterations to the Ground Floor level to improve accessibility.

The submission states that these proposed variations address the following concerns which were noted after the approval was granted:

1. Lack of storage space for refuse bins within the curtilage of the building / site
2. Vulnerability to damage of the glass roof
3. Overlooking / privacy issues with the glass roof
4. Lack of space for maintaining the exterior of this property and that of the adjoining property at 3 Severn Street.
5. Buildability issues

The pre-application advice from the Officers in respect of this amended proposal is that fresh applications were required for planning permission and Listed Building Consent.

Site Location and Description

The application site is located within the community council area of Welshpool. The application site is located within Welshpool Conservation Area and is a grade II listed building. The application site is also located within the C2 flood zone and is located within the secondary shopping frontage area for Welshpool. The application is surrounded by existing commercial premises and businesses located along Severn Street.

The property to which this application relates was constructed for the “Welshpool and Montgomery Savings Bank” in 1863. It subsequently became a branch of the Trustee Savings Bank and whilst the building is now vacant, it was most recently used as offices for a commercial enterprise. The building was officially listed as Grade II on 11 March 1981 (amended 29 February 1996).

The “Old Bank”, as it is known locally, is a prominent Victorian building set in the historic centre of Welshpool. Its neighbour, “The Royal Oak Hotel”, also has Grade II listing. The site comprises a three-storey building with a yard at the rear. The site is bounded to the rear (North) by a beer garden of the adjacent Royal Oak Hotel and to the West by a public footpath. The building is on the end of a terrace of buildings and adjoins the property to the east at 3 Severn Street.

The application includes change of use of building from A2 (Financial and professional services) into D1 (Non-residential institutions - Clinics, health centres etc), refurbishment of existing roof, proposed extension to rear of property involving demolition of yard wall and all associated works. The proposed variations to the scheme, for which planning permission and Listed Building Consent was granted by the Members in 2018, provide a more robust and viable design solution that will ensure longevity for the building whilst at the same time providing the new tenant with adequate space and a safe environment that is fit for purpose. The proposed extension will be within the existing yard which measures 9m in width and 3.2m in depth, while the proposed height will measure 3m, and it will be constructed of reclaimed materials from the yard wall which will be demolished to make a space for the extension. The revised design of the extension will enable this space to be utilised as a clinical room with disabled WC.

Principle of Development

Policy R3 of the Powys Local Development plan states within defined Town Centre Areas proposals for new development will be permitted where it enhances the vitality and viability of the existing town centre and accords with Policy R1 and it does not propose a residential (C3) use on a ground floor in a Primary Frontage.

Primary Shopping Frontages have been identified in all Area and District Retail Centres in the retail hierarchy. Primary Frontages are where there is a concentration of primarily A1 shops along the most important shopping streets. The purpose of a Primary Frontage is to ensure that the retail units located in these key shopping streets are retained for A1 and A3 retail uses (shops, restaurants, cafes).

Secondary Shopping Frontages have also been identified in the Area Retail Centres of Newtown and Welshpool where there are frontages that make an important contribution to the vitality, viability and attractiveness of the centre but where a wider mix of uses may be considered appropriate.

Policy R3 – Development within Town Centre Areas

Within defined Town Centre Areas proposals for new development will be permitted where:

1. It enhances the vitality and viability of the existing town centre and accords with Policy R1;
2. It does not propose a residential (C3) use on a ground floor in a Primary Frontage; and
3. It would not result in less than 75% of units within the Primary Frontage, or less than 66% of units within the Secondary Frontage being used for A1 and A3 uses, unless:

- i. The shop has been vacant for a prolonged period and it has been demonstrated to have been actively marketed for a minimum of six months; *or*
- ii. The proposal is for a community use which is of wider public benefit and in need of a town centre location.

The application site is located within the Town Centre Area of Welshpool designated as a secondary shopping frontage area.

The surrounding properties consist of variety of commercial uses ranging from offices, shops and restaurants. The policy goes on to say that within Secondary Frontages at least 66% of the units should be retained within retail use (A1 & A3 uses). Within secondary frontages the aim is to ensure that any change of use from retail does not harm the retail function. It is however recognised that these frontages will have a greater mix of uses than that of a primary frontage and that those other uses provide vital services that have an important contribution to make to the vitality and viability of the town centre. Here the emphasis should be on retaining a balance of appropriate uses whilst maintaining a predominance of retail uses. When determining an application for a change of use from retail, consideration will be given to the cumulative effects of continuous blocks of non-retail within the designated area. Non-retail units should not account for more than 3 adjacent units.

It is important that the premises subject of this application already benefit from a full planning permission (P/2017/1249) granted by the Members in 2018 for the change of use, and this application brings forward a slightly revised design of the external extension and slight internal alterations.

As this is a “fresh” application in order to incorporate the required changes the Officers consider that Powys Local Development Plan (2018) Policy RP3 is broadly applicable in this instance. However, it is important to note that the proposed change of use will not result in the loss of an A1 or A3 use within Secondary Frontages area of Welshpool, as the premises are designated as A2 use (former bank) which has not been in use in excess of 10 years.

The proposed site is surrounded by existing A1 and A3 enterprises, the proposed development will be providing a community use and will benefit from being within a town centre location for accessibility purposes. The proposed development will not detract from the vitality of the area due to its proposed public use and will not have an unacceptable impact on the viability of the existing retail area.

Officers consider that the application would not present a threat to the vitality, viability and attractiveness of the town centre, and it will prevent a “dead shop frontage”. Despite the application, the area, namely Severn Street, still maintains a predominance of A1 and A3 uses.

It is therefore considered that the proposed development complies with relevant planning policy as indicated above.

Design

With respect to design, specific reference is made to LDP policies DM13 (Part 1). This policy indicates that development proposals will only be permitted where the development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

The revised application still includes change of use of building from A2 (Financial and professional services) into D1 (Non-residential institutions - Clinics, health centres etc), refurbishment of existing roof, proposed extension to rear of property involving demolition of yard wall and all associated works as per original approval.

The current application is very similar to the previous application with some changes to the internal layout which will be considered in the Listed Building Consent Application. The principle of the change of use has previously been considered and the provision of the extension is not opposed on planning grounds and it is not considered to impact on the character and appearance of the conservation area, or the setting of adjacent listed buildings. It is further considered that the proposed extension is of an appropriate scale and proportion relative to the original building and has been sympathetically designed to complement the existing building. The proposed extension is to the rear of the property and is not visible from the street frontage and will not have a detrimental impact on the character or appearance of the surrounding area. Officers acknowledge that the impact of the proposed extension to this listed building will be considered on the listed building consent application which is to be determined by CADW.

Highways

A safe access, parking and visibility splays are a requirement of any development (LDP: DM13, Part 11 & H7).

The application does not seek alterations to the existing means of access to the property and the proposal would not affect the existing parking area in terms of reducing the number of parking spaces to an unacceptable level. The Local Highway Authority has been consulted on the development and has recommended inclusion of a condition in respect of the provision of a temporary disabled ramp and associated works.

In light of the above it is considered that the proposed development would comply with relevant planning policy in respect of highways/access provision.

Amenities enjoyed by occupiers of neighbouring properties

In considering the amenities enjoyed by the occupiers of neighbouring properties consideration has been given to the Powys Residential Design Guide (October 2004) & LDP: DM13 (Part 12).

The proposed development is not considered to offer any additional impact upon loss of daylight or to adversely affect the privacy afforded to any neighbouring premises. The proposed development has an area of amenity to the rear which will be used to accommodate the revised design extension without any negative impact upon neighbouring properties and its occupiers. The proposed extension will not afford the building any additional views to neighbouring buildings that would be considered to have negative impacts upon any loss of privacy.

In light of the above it is considered that the proposed development complies with relevant planning policy.

Built Heritage and the Historic Environment

The application site is a grade II listed building. The existing property is a grade II listed building and is surrounded by a number of listed buildings within close proximity and therefore the PCC Built Heritage officer has been consulted regarding the proposed development.

Officers note that the applicant is Powys County Council and as such the accompanying listed building consent application 18/0904/LBC, will not be determined by Development Management but by Welsh Government. Officers note the previous planning application P2017/1249 and Listed Building Consent application P2017/1247 for similar works that were approved in early 2018 by planning committee.

The Heritage Officer notes the current application(s) are very similar to the previous applications with some changes to the internal layout which will be considered in the Listed Building Consent Application. The principle of the change of use has previously been considered and the provision of the extension is not opposed on planning grounds and the scheme is not considered to impact the character and appearance of the conservation area, or the setting of adjacent listed buildings.

The Heritage Officer confirms that there are no objections to the planning application, however would request an informative note be attached to the granting of any permission advising that any signage placed on the exterior of the building would require listed building consent.

CPAT have been consulted regarding the revised application and they note that in this case Development Management refers to CPAT's previous advice for application P/2017/1249 which recommended a watching brief on the new foundations for the extension as the site lies within the medieval historic core of the town. The watching brief condition is presumably still relevant for the full application and should be carried forward.

In light of the above, Development Management considers the proposed development to be in accordance with policies SP7 and DM13 of the Powys Local Development Plan, Technical Advice Note 24: The Historic Environment and Planning Policy Wales.

Flood Zone

NRW confirms that the application site lies entirely within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines.

Given the scale of the proposed development (and in the absence of a flood consequence assessment) Natural Resources Wales consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development. In areas at risk of flooding, they recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor, and locating electrical sockets/components at a higher level above possible flood levels.

It is considered that the proposal complies with the provisions of Powys Local Development Plan (2018) policy DM5, Planning Policy Wales (Edition 10, December 2018), TAN15 Development and Flood Risk.

Ecology

Policy DM2 of the Powys Local Development Plan seeks to maintain biodiversity and safeguard protected important sites. Policy DM2 states that proposed development should not unacceptably adversely affect any designated site, including locally important site designations, or the habitat of any protected species.

The County Ecologist notes that having taken into account the location of the designated sites in relation to the proposed development and the nature of the works proposed it is considered that there would be no likely negative impacts directly or indirectly to the designated sites and/or their associated features. The proposed development is located on the site of an existing building and is likely to impact areas of hard paving which is a habitat considered to be of low ecological value.

Furthermore, given that the proposed development impacts an existing building, consideration has been given to the potential for the property to support roosting bats - bats being a European protected species - and for the proposed development to impact roosting bats. Having reviewed the information available, the Officers consider that there is negligible potential for roosting bats to be present and affected by the proposed developments. The proposed extension will be a single storey and therefore will not impact the existing roof structure in addition the existing brick work looks to be in good condition with no loose mortar.

Having reviewed the submitted information and the nature of the proposed development it is considered that there is negligible potential for negative impacts to biodiversity at the proposed development site or in the wider habitat.

RECOMMENDATION

In light of the above it is considered that the proposed development fundamentally complies with relevant planning policy and the recommendation is one of conditional consent, subject to the conditions specified below;

1. The development shall begin not later than five years from the date of this decision.
2. The development shall be carried out in accordance with the following approved plans No. 23477-KBS-ZZ-DR-A-0010_C01_FINISHES LAYOUT, 23477-KBS-ZZ-DR-A-0013_C01_DISABLED WC AND STAFF WC, 23477-KBS-ZZ-DR-A-0014_C01_STAFF KITCHENETTE, 23477-KBS-ZZ-DR-A-0005_C01_FLOOR PLANS AS PROPOSED(1), 23477-KBS-ZZ-DR-A-0006_C01_ELEVATIONS AS PROPOSED(1), 23477-KBS-ZZ-DR-A-0007_C01_SECTIONS AS PROPOSED(1), 23477-KBS-ZZ-DR-A-0009_C01_DEMOLITION AND STRIPPING OUT, 23477-KBS-ZZ-DR-A-0011_C01_PROPOSED EXTENSION_GA 1 OF 2, 23477-KBS-ZZ-DR-A-0012_C01_PROPOSED EXTENSION_GA 2 OF 2, 23477-KBS-ZZ-DR-A-0015_C01_CONSTRUCTION DETAILS (EXTENSION), 23477-KBS-ZZ-DR-A-0016_C01_DOOR SCHEDULE AND DETAILS, 23477-KBS-ZZ-DR-A-0008_C01_ROOF PLAN AS EXISTING AND AS PROPOSED, 23477-KBS-ZZ-DR-A-0001_C01_LOCATION PLAN, 2553/RA/001 TEMPORARY DISABLED ACCESS RAMP (EASTERN DOORWAY).
3. No development shall take place until a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor.
4. Prior to the first beneficial use of the development a Method Statement for the use of the temporary disabled ramp on the County Class II Highway, shall be submitted to, and approved in writing by the Local Planning Authority. The approved method statement shall be adhered to for as long as the development remains in existence and in full accordance with drawing number 2553/RA/001, any alternative use/siting of the temporary disabled ramp on the County Class II Highway, shall be agreed in writing with the Local Planning Authority. The temporary disabled ramp shall only be used at the eastern doorway, and use of the temporary disabled ramp is not permitted at the western doorway fronting the County Class II Highway.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development in accordance with the provisions of policies SP7 and DM13 of the Powys Local Development Plan, Technical Advice Note 24: The Historic Environment and Planning Policy Wales.

Informatives

Listed Building - Please note that the property is grade II listed and as such any changes to the building including any alterations required to meet building regulations or any signage may require listed building consent.

Flooding – NRW advises that the application site lies entirely within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). developer should be aware of the potential flood risks, and advised to install flood-proofing measures as part of the development.

Bats - Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

It is an offence for any person to:

- Intentionally kill, injure or take any bats.
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.

Under the Habitats Regulations it is an offence to:

- Damage or destroy a breeding site or resting place of any bat. This is an absolute offence - in other words, intent or recklessness does not have to be proved.

The applicant is therefore reminded that it is an offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 that works to trees or buildings where that work involves the disturbance of a bat is an offence if a licence has not been obtained from Natural Resources Wales. If a bat is discovered while work is being undertaken, all work must stop and advice sought from Natural Resources Wales and the Council's Ecologist. You can also call the National Bat helpline on 0345 1300 228 or email enquiries@bats.org.uk.

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