

Appendix 2 – Consultation Activities and Timeline

Abermule Business Park – Pre Planning Consultation Requirements and Actions

The table below sets out the Minimum Requirement for a pre-application consultation. This is taken from the Welsh Government’s “Pre-Application Consultation: Best Practice Guidance for Developers” document.

The table also sets out the pre-application consultation activities undertaken for the Abermule Business Park, indicating how the minimum standards were met and exceeded and where additional activities were undertaken to ensure there was wider engagement with the community.

Minimum requirement	Abermule pre-application consultation
Send a copy of the site notice to any owner or occupier of any land adjoining the land to which the proposed application relates	Site notice sent to adjoining land owners
Inform each Community Council in whose area the proposed development would be situated; and/or each councillor (Local Member) representing an electoral ward in which the proposed development would be situated	Notification issued
Inform specialist consultees of the development proposals	<p>Specialist consultees informed:</p> <ul style="list-style-type: none"> • CADW • Dwr Cymru • Severn Trent Water • Cyfoeth Naturiol Cymru • Coal Authority • Powys County Council Highways Department • Welsh Government: Transport • Health and Safety Executive and • The Land Quality Advice Service <p>Consultees informed over and above the minimum requirement:</p> <ul style="list-style-type: none"> • Western Power • Wales and West Utilities • National Grid • CPAT
Display a site notice in at least one place on or near the land to which the proposed application is	3 site notices displayed at the site

Minimum requirement	Abermule pre-application consultation
Consult for a minimum of 28 days	The consultation ran for 28 days from 2 nd May 2018 to 30 th May 2018
Make the application information available for inspection in the vicinity of the site or online	<p>These documents would ordinarily be held at the nearest library, for Abermule this would have been Newtown library. However, it was felt that the documents should be made available more locally. Arrangements were therefore made with the Abermule Community Centre for the documentation to be available to view at the Community Centre for the duration of the consultation.</p> <p>Additionally, the documents were available to access on the Asbri Planning website for the duration of the pre-application consultation.</p>
Set out how the developer can be contacted by persons wishing to comment on the proposed development (ie a postal address or an email address)	<p>The methods of contacting the developer were via:</p> <ul style="list-style-type: none"> • Submission of a written form at the consultation event • Submission of a written form via post • Submission of comments via email
Submit a pre-application consultation report in order for the planning application to be validated	The Pre-application consultation report was submitted
	<p>It was decided that, whilst not required under legislation, it would be appropriate and beneficial to residents for officers to hold an all-day and evening drop-in event in Abermule as part of the pre-application consultation. This was held on the 17th May in the Community Centre and ran from 11:00 to 19:00</p> <p>This was additionally followed by a presentation and Q&A session for the community which finished at 21:30</p> <ul style="list-style-type: none"> • During the pre-application consultation event and the evening presentation, 3D visualisations of the development were provided • During the pre-application consultation event and the event presentation, a timeline of the pre-application and subsequent planning process was displayed. This showed that there would be 2 opportunities to 'have your say' on

Minimum requirement	Abermule pre-application consultation
	the application – the 1 st at pre-application and the 2 nd once the application had been submitted to the Local Planning Authority
	Both the pre-application consultation and the consultation event were advertised in the village newsletter in May
	<p>Two press releases were issued by the council on the 3rd and 11th May respectively. These appeared on the council social media accounts and website and were reported on by the local media as follows:</p> <p><u>My Newtown 4th May</u></p> <p><u>Shropshire Star 7th May</u></p> <p><u>My Newtown 11th May</u></p> <p>County Times and Express page 13 11th May</p> <p><u>Powys County Times 11th May</u></p>
	<p>The consultation event was advertised on 3 community notice boards within the village as follows:</p> <ul style="list-style-type: none"> • On the notice board in front of the garage • On the notice board in the village centre • On the notice board at the community centre
	The Community Council's visit to the Rhayader Depot was facilitated on 11 June 2018

Abermule Business Park – Timeline of Events

Date	Activity	Comments
18 June 1992	Industrial Development (outline) granted	This was renewed in in 1995
31 March 1993	PCC sold site to WG	Price £120k
1995	Industrial Development (outline) renewed	
October 1995	Local Plan	Site included in the Montgomeryshire Local Plan for employment use. This describes a planning permission on the site or part of it at that time.
2002	WG/ WDA Planning permission for erection of business centre	conditional
01 August 2003	Approval of application for: “Construction of vehicular access, estate road, sewers, services and footway/ cycleway” ref: M/2002/113	
08 August 2003	Approval of application for: “Erection of a business centre” ref M/2002/1134	
2009	WG/ WDA Full application for vehicular access	Presumably as previous permission had lapsed
April 2009	Severn Valley Strategic Regeneration Programme commences	Welsh Govt. programme delivered in partnership involving WG and PCC. Abermule: the programme was for site development and servicing – provision of utilities, access and infrastructure.
03 November 2009	Application submitted for: “Formation of vehicular access, estate road, footway and associated works in connection with proposed business site” ref P/2009/1162	
19 November 2009	Abermule with Llandyssil Community Council meeting	Planning application P/2009/1162 discussed
15 December 2009	Planning application ref P/2009/1162. Decision made date: Consent	
22 December 2009	Application submitted for “Outline Planning application for	

	prestige business park” ref P/2009/1353.	
2010	Powys Unitary Development Plan 2010	The adopted Powys Unitary Development Plan (2010) allocated the site as suitable for general employment purposes (site allocation M101 EA1) suitable for a mix of employment uses in use classes B1, B2, B8. Policy MW11A supports waste management facilities on such sites.
2010	Infrastructure works completed by WG/ WDA	This is our best guess of when these works were carried out. They were certainly evident by April 2010.
12 January 2010	Abermule with Llandyssil Community Council meeting	Outline planning application discussed. With action for Clerk to pass on comments.
21 April 2010	Planning application ref P/2009/1353. Planning Decision made date: Consent	Use Class B1 for research and development industries
October 2014	Document: Evaluation of the Severn Valley Strategic Regeneration Programme	Extract: “at present investment in the two sites is not commercially viable. [Offas Dyke and Abermule Business Parks]” Extract: “Remove BREEAM requirements at Offas Dyke and Abermule which add too much cost (up to 40 per cent) to infrastructure investments”
11 February 2015	Abermule with Llandyssil Community Council meeting	Extract: “Cllrs were pleased to note that the empty Abermule site could now go forward with small / start up enterprises to a more appropriate specification and that the WG would consider building units for rental”
10 November 2015	Powys County Council Open Cabinet decision to use regeneration fund for business units	Desk top phase 1 feasibility commenced
February 2016- December 2017	Powys County Council	Phase 2 feasibility commenced and external contractors commissioned to undertake detailed site assessment including flood modelling and appraisal, ecology, noise.
6 April 2016	Abermule with Llandyssil Community Council meeting	First mention of Abermule being used for recycling centre.
7 September 2016	Abermule with Llandyssil Community Council meeting	Discussion of Abermule being used for recycling.
2 November 2016	Abermule with Llandyssil Community Council meeting	Discussion of Abermule Business Park especially re recycling unit

7 December 2016	Abermule with Llandyssil Community Council meeting	Abermule discussed- transfer to PCC and process that would follow- decisions by the Cabinet, a planning application for the whole site will be prepared and the relevant pre-application consultation with the local community will take place
22 February 2017	Powys County Council: Portfolio Holder decision pursuant to 15 November 2015 Cabinet- decision to purchase Abermule	Joint decision by portfolio holder for Property and portfolio holder for Regeneration The report was commercially sensitive until completion of purchase.
28 February 2017	Powys County Council: Open Cabinet decision to share site with recycling	Local member for Abermule in attendance and submitted comments
March 2017	Abermule with Llandyssil Community Council newsletter	Reporting the firm proposal for a recycling unit to be co-located on the site along with the planned development of 10 business units
21 May 2017	Abermule with Llandyssil Community Council meeting	Chairmans report mentions plans to develop a processing plant for recycling on the business park.
2018	Powys Local Development Plan (LDP) 2018	The adopted LDP – Policies SP6 and E1 allocate the site for employment uses, and Policy E1 identifies the site as suitable for waste uses in accordance with Policy W1
January 2018	Planning work commenced	Including flood consequences assessment and drainage strategy
February 2018	Abermule with Llandyssil Community Council newsletter	Discussion of possible tenants and mention of recycling centre at Abermule
6 March 2018	PCC purchased site from WG	Price £535k
2 May – 30 May 2018	Site notices displayed	
2 May – 30 May 2018	Pre-application consultation commences. Full draft planning package available to view online (Asbri Planning website) and at the Abermule Community Centre	Total of 85 responses received to the consultation
09 May 2018	Pre-planning consultation and associated consultation event advertised in Abermule Community Newsletter	

12 May 2018	Notices regarding the consultation event placed on the 3 village notice boards in English and Welsh (at the Community Centre, outside the garage and in the village centre)	
17 May 2018	Consultation event held at Abermule Community Centre	All day event (11:00 – 19:00) plus evening Q&A session until 9.30pm.
24 May 2018	Abermule with Llandyssil Community Council meeting	Response to pre consultation planning. Note: the response included 13 questions which have not been copied here but are accessible online
June 2018	Abermule with Llandyssil Community Council newsletter	Local member advises that the Abermule Business Park is at pre-planning consultation stage and invites residents to air their views.
11 June 2018	Abermule Community Council visit to Rhayader depot	
6 June 2018	Planning Application submitted	Total of 10 objections received
6 June 2018	Abermule with Llandyssil Community Council meeting	Abermule Business Park discussed.
20 June 2018	Abermule with Llandyssil Community Council meeting	Planning Application for the ABERMULE BUSINESS PARK P/2018/0587 discussed.
4 July 2018	Abermule with Llandyssil Community Council meeting	The Chair reported that the visit to the recycling centre at Rhayader had taken place.
August 2018	Abermule with Llandyssil Community Council newsletter	Reported that the Abermule Business Park planning application is to be decided on 2nd August and that anybody wishing to speak at the meeting needs to register their wish with PCC by 27th July.
2 August 2018	Planning Application approved	
6 August 2018	News release issued announcing planning application approval	