

## Planning, Taxi Licensing and Rights of Way Committee Report

**Application Number:** 20/1582/HH

**Grid Ref:** E: 320766  
N: 257883

**Community Council:** Old Radnor Community

**Valid Date:** 09.10.2020

**Applicant:** Mr E M Jones

**Location:** Cwm Gwalley, Old Radnor, Presteigne, Powys, LD8 2RP.

**Proposal:** Erection of an extension and porch

**Application Type:** Householder

### The reason for Committee determination

The applicant is a County Councillor for Powys County Council.

### Consultee Responses

Consultee	Received
<u>PCC-Ecologist</u>	17th Feb 2021
<p>Thank you for the opportunity to comment on planning application 20/1582/FUL which concerns an application for erection of an extension and porch at Cwm Gwalley, Old Radnor, Presteigne, Powys, LD8 2RP.</p> <p>I have reviewed the proposed plans, aerial images as well as records of protected and priority species and designated sites within 500m of the proposed development.</p> <p>The data search identified 1 record of protected and priority species (unidentified bat) within 500m of the proposed development with no records found for the site itself. No statutory or non-statutory designated sites were identified within 500m of the proposed development. Four Ancient Woodland (AW) sites were identified within 500m of the proposed development. Having taken into account the location of the AW 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 AW and/or their associated features.</p>	

I have reviewed the Preliminary Bat Roost Assessment produced by Star Ecology dated 7th December and consider that the survey methods and effort employed were in accordance with current National Guidelines.

The PRA consisted of an internal and external inspection of the building on 30th November 2020 to identify potential bat access points, roost features and evidence of the presence of bats. It was found that significant interior renovation works were underway at the time of the inspection. The rear porch had been removed and inside the unoccupied property the ground and first floor ceilings had been partially removed. It was considered that a loft space had probably existed above the first-floor ceiling and would most likely have extended the length of the building, measured approximately 1.5m high (at the ridge) and 3.5m wide (across the base). No evidence of occupancy by bats or nesting birds was identified (although the renovation works and outside weather conditions would have removed evidence of bat droppings). The interior roof space of the front porch was not accessible for internal inspection, but the structure appears to be in a state of good repair and not accessible to bats. The site photographs indicate presence of an open fireplace and chimney, which may afford potential hibernation conditions in an unoccupied property. Given that the property had been well-sealed until the recent renovations commenced, which would have likely resulted in considerable noise and vibration, it is considered unlikely that any bats would have entered the property pre-hibernation.

The exterior inspection of the roof identified that no access points or roosting spaces were present. Similarly, no potential roosting features were identified on the exterior walls. The doors and windows were intact indicating no access into the property had been possible for either bats or nesting birds. It was considered that prior to the interior renovations access to the probable loft space was not possible by either bats or nesting birds.

It was concluded that the dwelling had negligible potential for roosting bats and that no further bat surveys were required. It is noted from the site photographs that the rear door of the property had been recently removed, probably to facilitate removal of waste materials. Given the current internal condition of the dwelling, levels of human disturbance and the light levels reaching the roof area it is considered unsuitable for any opportunistic bats.

It was recommended that any external lighting scheme should be designed to reduce impact on bats (commuting or foraging in the area, for example).

Mitigation measures to avoid potential impact on nesting birds in relation to timing of exterior works and pre-commencement checks were recommended and are considered appropriate.

It is therefore recommended that the reasonable avoidance measures identified for nesting birds are secured through an appropriately worded planning condition.

It is also recommended that installation of external lighting designed to avoid impact on nocturnal wildlife is secured through an appropriately worded planning condition.

Biodiversity enhancements were identified through provision of additional nesting and roosting opportunities for birds and bats, respectively. It is considered that the enhancements are appropriate to the proposed development and are in accordance with the requirements of Part 1 Section 6 of the Environment (Wales) Act 2016.

It is, therefore, recommended that the identified biodiversity enhancement measures are secured through an appropriately worded planning condition.

#### Welsh River SACs and phosphate contributions

The proposed development is located within the catchment of River Wye SAC. In accordance with NRW advice issued on 17th December 2020 following an assessment of phosphate levels within the River Wye SAC, it is necessary to demonstrate that foul drainage from the proposed development will not result in an adverse effect on the integrity of the River Wye SAC through further addition of phosphate.

The application was submitted and validated prior to the publication of NRW's evidence report and accompanying planning advice. Given the nature and location of the proposed development, it is considered that there is potential for the proposed development to impact the River Wye SAC through addition of phosphate to the River Wye SAC catchment that could result in a Significant Effect. Therefore, to demonstrate that the proposed development would not result in a Likely Significant Effect on the River Wye SAC and/or its associated features, further information regarding drainage of surface and foul waters is required to be submitted. This information is required to be submitted prior to determination of the application to enable a Habitats Regulations Screening to be undertaken.

Firstly, it must be demonstrated that the choice of foul drainage follows the hierarchy outlined in Planning Circular 008/2018. Compliance with Building Regulations 2010 Approved Document H also requires use of this hierarchy.

Where there is an existing connection to the main sewer network, or a mains sewer connection is proposed, the following information will be required:

- i) 'Confirmation of how any foul or surface water will be managed'
- ii) A copy of the formal response from the sewerage undertaker confirming either:

'(a) that there is treatment capacity to treat the additional wastewater and any additional phosphate\* from the proposed development (in combination with other planned development) within the existing discharge permit limits, or

(b) that the necessary treatment capacity to remain within existing discharge permit limits will be implemented within the current Asset Management Plan (AMP) period.'

\* the sewerage undertaker's response should state whether the current discharge permit has phosphate conditions in place or not.

Where foul drainage disposal will be to a private sewage treatment system (package sewage treatment plant (PSTP) or septic tank) NRW's advice states 'We do not consider that schemes involving new or changes to existing private sewage treatment systems which:

- o discharge to ground into a drainage field constructed to the relevant British Standards; and

- o are located more than 50m from the SAC boundary; and

- o have a daily discharge rate of less than 2 cubic metres (m<sup>3</sup>)

are likely to have a significant effect on the SAC.

We advise that all other forms of development involving private sewage treatment systems within SAC catchments should be subject to HRA.'

Where a private sewage treatment system is proposed, the applicant is strongly advised to consult with NRW's Environmental Permitting Pre-application Advice Service to discuss any constraints which may apply <https://naturalresources.wales/permits-and-permissions/environmental-permits/pre-application-advice-for-environmental-permits/?lang=en>

If a private sewage treatment system discharging to ground is proposed, the following information will be required:

For existing systems -

- i) Confirmation of the capacity of the installed private sewage treatment system. Determination of capacity should follow the British Water Code of Practice 4 - Flows and Loads,

- ii) The daily discharge rate (m<sup>3</sup>) of the system following development (including all existing and proposed connections),

- iii) A plan clearly identifying the location of the existing private sewage treatment system

and the drainage field location and extent (if known),

iv) Confirmation that construction of the existing drainage field is compliant with BS 6297:2007+A1:2008 Code of Practice for the design and installation of drainage fields for use in wastewater treatment. If the drainage field was installed prior to 2007, the applicant should confirm that its installation complies with BS 6297:1983 Code of practice for design and installation of small sewage treatment works and cesspools,

v) A copy of the relevant Natural Resources Wales environmental permit or registered exemption to discharge to ground, if available.

vi) Details confirming disposal method of surface waters arising from the proposed development.

For new systems -

i) Confirmation of the capacity of the proposed private sewage treatment system. Determination of capacity should follow the British Water Code of Practice 4 - Flows and Loads,

ii) The daily discharge rate (m<sup>3</sup>) of the system following development (including all existing and proposed connections),

iii) Soil percolation test results and drainage field area calculations,

iv) A plan clearly identifying the location of the proposed private sewage treatment system and the drainage field location and extent,

v) Confirmation that the design and construction of the proposed drainage field will be compliant with BS 6297:2007+A1:2008 Code of Practice for the design and installation of drainage fields for use in wastewater treatment (preferably stated on the submitted plans). NB. Drainage field design and construction should also comply with Building Regulations 2010 Approved Document H, which is available at <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>.

vi) A copy of the relevant Natural Resources Wales environmental permit or registered exemption to discharge to ground, if available.

vii) Details confirming disposal method of surface waters arising from the proposed development.

Soil percolation test results and drainage field area calculations can be submitted on the

attached form.

If a private sewage treatment system discharging to a watercourse (including ponds and lakes) is proposed further information will be required to enable a full Habitat Regulations Appropriate Assessment to be undertaken. It will be necessary to demonstrate that the phosphate contribution from the proposed development will not result in discharge of additional phosphate to the River Wye SAC when compared to the current scenario, i.e. the proposed development must demonstrate 'nutrient neutrality'.

For a development to be considered nutrient neutral, phosphate from all foul and surface water drainage generated by the proposal must be less than, or equal to, the phosphate generated by the existing land use. Therefore, implementation of suitable mitigation measures will be required to demonstrate that phosphate contribution to the catchment following development will be avoided or reduced to a neutral level. In accordance with NRW's advice, the following information is required:

Details of the proposed mitigation measure(s) to include:

- i) How the measure(s) would avoid or reduce adverse effects on the SAC (considering the predicted duration of the effects),
- ii) How the measure(s) will be implemented, and by whom,
- iii) How the measure(s) will be maintained, the duration of any maintenance, and details of who will be responsible for its maintenance.

In the light of NRW's recent advice, the applicant should be advised that the absence of sufficient information regarding disposal of foul drainage means that an adverse impact on the integrity of the SAC cannot be ruled out and, therefore, the LPA would not be able to lawfully grant planning permission. Applicants are required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) to provide information reasonably required by the LPA for such an assessment.

It is considered that further information is required to enable the Local Planning Authority to assess the potential impacts of the proposed development on the River Wye SAC, part of the national site network, in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This information is required to be submitted prior to determination of the application.

A copy of NRW's interim planning advice is attached for the applicant's information. The advice is based on NRW published evidence (<https://naturalresources.wales/evidence-and-data/research-and-reports/water-reports/river-wye-compliance-report/?lang=en>). Further information regarding the evidence report and development is available at <https://naturalresources.wales/about-us/news-and-events/news/nrw-issues-new-advice->

[to-safeguard-the-river-wye-special-area-of-conservation/?lang=en](#) .

Further comment will be provided once the required information regarding foul drainage (River Wye SAC) has been received.

Natural Resources Wales (Mid Wales)  
DPAS

29th Jan 2021

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 10th January 2021.

We have no objection to the proposed development as submitted and provide the following advice.

#### European Protected Species

We note that the bat report submitted in support of the above application (Star Ecology (07/12/2020) (Ref OJ/2465/20.1) Bat and nesting Bird Assessment: House at Cwm Gwally, Old Radnor, Presteigne)) has identified that no bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

#### 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.

#### Waste produced during construction

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 provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

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

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

Welsh Water

16th Oct 2020

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts us on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are



re-consulted and reserve the right to make new representation.

PCC-(M) Highways

2nd Nov 2020

Based on the information provided, the Highway Authority does not wish to comment on this application.

Community Council

18th Nov 2020

The Community Council has no objections to this application.

PCC-Building Control

16th Oct 2020

20/1582/HH - Building Regulations approval will be required for this proposal.

## **Representations**

Following the display of a site notice, no public representations have been received at the time of writing this report.

## **Planning History**

<b>App Ref</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
RAD/1993/020 8	FULL: ERECTION OF AGRICULTURAL STOCK BUILDING	Approved with conditions	2nd Jul 1993

## **Principal Planning Constraints**

River Wye (SAC) Catchment

## **Principal Planning Policies**

<b>Policy</b>	<b>Policy Description</b>	<b>Year</b>	<b>Local Plan</b>
PPW	Planning Policy Wales (Edition 11, February 2021)	2021	National Policy

NATPLA	Future Wales - The National Plan 2040	2021	National Development Plan
TAN5	Nature Conservation and Planning	2009	National Policy
TAN12	Design	2016	National Policy
TAN18	Transport	2007	National Policy
DM2	The Natural Environment		Local Development Plan 2011-2026
DM7	Dark Skies and External Lighting		Local Development Plan 2011-2026
DM13	Design and Resources		Local Development Plan 2011-2026
H7	Householder Development		Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure		Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets		Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)		Local Development Plan 2011-2026
SPGRES	Residential Design Guide SPG (2020)		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 of Development

The application site is in the open countryside as defined by the Powys Local Development Plan (adopted 2018) and located within the Community Council area of Old Radnor. The application site known as 'Cwm Gwalley' is a detached dwelling accessed off the U1485 and subsequent track roads. There are neighbouring agricultural buildings to the west of the application site and the dwelling is surrounded by agricultural land.

Consent is sought for the erection of a two-storey rear extension which measures approximately 9.3m in length and 4.0m in width. The dual pitched extension has an eaves height of 5.0m and an upper ridge height of 7.7m. The proposed extension will be finished with red facing brickwork to the ground floor to match the existing dwelling, with vertical dark grey timber cladding to the first floor. The extension will be finished under a slate roof to match the existing.

Consent is also sought for the erection of a lean-to front porch, which measures approximately 3.6m in length and 1.5m in width with an eaves height of 2.5m and an upper ridge height of 3.5m. The front porch will be finished with red facing brickwork and a slate roof to match the original dwelling.

### Principle of Development

Policy H7 of the Powys Local Development Plan (LDP) (2018) encourages additional residential development to be provided as extensions to existing dwellings and where this is not possible, it requires new buildings to be grouped with and subordinate to the main dwelling. Planning Policy Wales emphasises that extensions to dwellings should be well designed. Policy DM13 supports this further stating that developments must demonstrate a good quality design and shall have regards to the qualities and amenity of the surrounding area.

This application seeks consent for the erection of a two-storey rear extension to provide additional living space to the existing dwelling and a front porch.

Therefore, it is considered that the principle fundamentally complies with relevant planning policy subject to the following considerations:

### Design and External Appearance

Siting, appearance, integration, scale, height, massing and design detailing are all key matters in determining such applications and must be given careful consideration in

accordance with policy DM13 of the LDP.

It is considered that the proposed new extension and front porch is appropriate in design, remaining subservient to the existing dwelling and utilising materials and fenestration detailing which either match or complement that of the existing dwelling. The proposed design and appearance of the proposed development are therefore considered to improve and complement the existing dwelling and surrounding area in terms of its visual appearance.

It is noted that the proposed rear extension will introduce vertical grey timber cladding to the first floor and large glazed windows to the rear elevation (east). Officers consider these new 'modern' features to enhance the appearance of the dwelling whilst still sympathetically retaining its existing character.

In light of the above, it is considered that the proposal complies with the relevant planning policy (LDP policies H7 and DM13).

#### Highway Safety

Policy DM13 part 10 states that development proposals should meet all highway access requirements (for transport users) and parking standards which include a safe access, visibility splays and adequate parking which is also supported by policy T1 of the LDP.

The proposed development does not seek to alter the existing means of access or area of parking. Powys County Council's Highway Authority has been consulted on the proposed development and has raised no objection to the proposed development.

In light of the above, it is considered that the proposed development fundamentally complies with policies DM13 and T1 of the LDP, Technical Advice Note 18 and Planning Policy Wales.

#### Neighbouring Amenity

Consideration has also been given to the impact the proposed development might have upon neighbouring properties. Powys County Council's Residential Design Guide SPG (2020) states that extensions should not impinge upon the privacy and daylight of neighbouring dwellings.

It is considered the proposed development would not have a significant impact on access to light or impinge on the privacy of neighbouring dwellings given the considerable separation distance.

It is therefore considered that the proposed therefore complies with relevant planning policy.

### Natural Environment

Policy DM2 states that proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests. Proposals which would impact on natural environment assets will only be permitted where they do not unacceptably adversely affect those assets. This is further emphasised within Technical Advice Note (TAN) 5.

As part of the application process officers requested further information in the form of a preliminary ecological survey to determine the potential impact on bats a European Protected Species. In response to this an Ecological Assessment Report by Star Ecology dated 7th December 2020 was submitted.

Within this report it was acknowledged the building has been confirmed as having negligible potential for roosting bats. Moreover, no evidence of nesting birds was found within the property and no suitable access were identified. It was recommended that any external lighting scheme should be designed to reduce impact on bats (commuting or foraging in the area, for example). Mitigation measures to avoid potential impact on nesting birds in relation to timing of exterior works and pre-commencement checks were recommended and are considered appropriate.

Following consultation with PCC's Ecologist, it was recommended that the reasonable avoidance measures identified for nesting birds and installation of external lighting are secured through an appropriately worded planning condition.

In accordance with Part 1, Section 6 of the Environment (Wales) Act 2016 Local Authorities are required to maintain and enhance biodiversity through all of their functions – this includes the planning process. As part of the application and report produced by Star Ecology biodiversity enhancements were identified through the provision of additional roosting opportunities for bats including bat roost boxes and raised ridge tiles. It is considered that the enhancements listed in Appendix 2 of the Star Ecology report are appropriate to the proposed development.

Therefore, subject to a condition securing adherence to the mitigation measures, appropriate levels of biodiversity enhancements and given the nature of the development it is considered that the proposed development complies with policy DM2 of the Powys LDP.

## River Wye Catchment (Phosphates)

The proposed development is located within the catchment of River Wye Special Area for Conservation (SAC). Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site (previously designated pursuant to EU retained law) the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new phosphate standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and, therefore, such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

This application has been screened in accordance with Natural Resources Wales' interim planning guidance for river Special Areas of Conservation (SACs) catchments (issued on 20<sup>th</sup> January 2021). It is considered that this development is unlikely to increase phosphate inputs as it falls within the following criterion in the interim advice:

Private sewage treatment systems discharging domestic wastewater to ground which are located more than 50m from the SAC boundary, and are more than 50m from a watercourse connected to the SAC, and which have a daily discharge rate of less than 2 cubic metres (m<sup>3</sup>) and which discharge to ground via a drainage field constructed to *BS 6297:2007+A1:2008 Code of Practice for the design and installation of drainage fields for use in wastewater treatment* **or** *BS 6297:1983 Code of practice for design and installation of small sewage treatment works and cesspools* for systems installed prior to December 2007.

The proposal includes the erection of an extension with the potential to increase occupancy. However, it is noted that the proposed development is located within the River Wye SAC catchment but more than 50.0m from a watercourse connected to the SAC (approx. 220.0m north). Moreover, it has been confirmed the drainage field is constructed to British Standards and the daily discharge rate has been confirmed to be less than 2 cubic metres (m<sup>3</sup>) (confirmed at 1.05 m<sup>3</sup>).

A Habitats Regulation Assessment Screening Report has therefore been completed and concluded that the proposal would not have a significant impact on the River Wye SAC.

## **RECOMMENDATION**

In light of the above, it is therefore considered that the proposed development fundamentally complies with relevant planning policy and the recommendation is one of conditional consent.

## **Conditions**

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 and documents; 1403-siteplan01, 1403-04revA, 1403-05revA, 1403-06revA, 1403-07 and Star Ecological Assessment Report dated 7th December 2020.
3. Prior to the first occupancy of the extensions hereby approved the development shall be undertaken in strict accordance with Section 7 Conclusion and Appendix 2 in the Ecological Assessment Report, by Star Ecology, dated 7<sup>th</sup> December 2020 in relation to reasonable avoidance measures identified for nesting birds and installation of external lighting. The measures identified shall be adhered to and implemented in full and maintained thereafter.
4. Biodiversity enhancement measures in the way of the implementation of bat roosts detailed within Appendix 2 of the Star Ecological Assessment Report dated 7th December 2020 shall be implemented as approved prior to the first beneficial use of the development hereby approved and maintained thereafter.

## **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the approved plans in the interests of clarity and a satisfactory development.
3. To comply with Powys County Council's LDP Policies DM2 in relation to The Natural Environment and DM7 in relation to Dark Skies and External Lighting, and to meet the requirements of Planning Policy Wales (2021), TAN 5: Nature Conservation and Planning and Part 1, Section 6 of the Environment (Wales) Act 2016.
4. To comply with Powys County Council's LDP Policies DM2, DM4, DM13 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (2021), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

## **Informative Notes**

### Welsh Water

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts us on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

### Natural Resources Wales

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.

#### Waste produced during construction

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 provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:



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

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

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