

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

**Application Number:** 23/0655/FUL

**Grid Ref:** E: 317064  
N: 314973

**Community Council:** Meifod Community

**Valid Date:** 12.05.2023

**Applicant:** Mr JR Wilkinson

**Location:** Land at Allt Y Maen, Meifod, Powys, SY22 6BP.

**Proposal:** Erection of replacement livestock building and all associated works

**Application Type:** Full Application

### The reason for Committee determination

The applicant is a County Councillor for Powys County Council.

### Consultee Responses

#### Consultee

#### Received

**PCC-Ecologist**

27<sup>th</sup> July 2023

RE 23/0655/FUL | Erection of replacement livestock building and all associated works | Land at Allt Y Maen Meifod Powys SY22 6BP

Please find attached a draft HRA for the above application. NRW will need to be consulted to confirm that they are in agreement with the conclusions of the appropriate assessment.

Should you be minded to approved the application the following conditions must be applied to any consent to secure the proposed mitigation measures identified within the Appropriate Assessment (subject to NRW comment):

1. There shall be no erection of lighting (temporary or permanent) at the construction site, at the construction site access or along the construction site access route during the entirety of the construction phase.
2. 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, specifically lesser horseshoe bats, in accordance with the recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018). The development shall be carried out in accordance with the approved details.

*Reason: 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 (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.*

## **PCC-(N) Highways**

**29th Jun 2023**

Wish the following recommendations/Observations be applied

### Recommendations/Observations

Thank you for consulting the Highway Authority on this planning application at land at Allt Y Maen, Meifod, Powys, SY22 6BP. The proposal seeks the erection of a replacement livestock building and all associated works.

The site is adjacent to the A495 County Highway leading from the existing lay-by further into the fields via an existing agricultural access. The site is sloping in nature and set below the level of the adjacent county highway.

The proposal seeks the erection of a replacement livestock building and all associated works. The existing agricultural building is in a dilapidated state and as such it will be replaced by the proposed new building. The Highway Authority notes that this is a resubmission of a previously withdrawn planning application 22/0633/FUL. During the previous planning application, the Highway Authority advised that the applicant should consider slight improvements to the existing access point leading from the lay-by. The applicant was advised that the existing field gate should be sufficiently set back at least 15m from the edge of the adjacent carriageway in order to prevent agricultural vehicles overhanging the highway when entering the site.

The current application now proposes that the existing entrance gate to the field is setback to 15m as previously advised which will prevent agricultural machinery overhanging the county highway when entering the site, and as such we welcome this proposal which will further increase highway safety at this location. In respect of visibility splays, we can confirm that visibility splays in both directions are in excess of requirements as specified in Manual for Streets 1 & 2, and TAN18 (measuring in excess of 215m).

Therefore, the Highway Authority can confirm that there are no objections to the proposal and advise that the following conditions are attached to any consent given.

1. Prior to the first beneficial use of the building hereby approved 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, 60mm of bituminous macadam binder course material and be finished in a 40mm bituminous surface course material for a distance of 15 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.
2. Prior to the first beneficial use of the building hereby approved the existing entrance gate installed within the application site shall be set back at least 15 metres distant from the edge of the adjoining carriageway and 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.
3. The width of the access carriageway, shall be not less than 5.5m for a minimum distance of 15 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.

**Hafren Dyfrdwy**

**12th Jun 2023**

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 Protection**

**5th Jun 2023**

I have no objection to the application however I note that the application states it could be used for calving, where is the manure store for this proposed use?

**Natural Resources Wales (Mid Wales)  
DPAS**

**1st Jun 2023**

We have reviewed the submission and there is insufficient information for us to advise you on the proposal. Guidance on the information required to support an agricultural development can be found on our website at:

Natural Resources Wales / What to provide with your planning application for an agricultural development.

As a minimum we would require the following information:

- o description of the development and the reason(s) for your development proposal e.g., to accommodate an increase in livestock numbers or the capacity for an increase in livestock numbers through provision of additional infrastructure, to support animal welfare.
- o the current number and type of stock reared on the farm holding and any changes associated with the proposed development
- o provide details on how organic manures, slurry and contaminated waters will be stored
- o provide details of how the resulting organic manures, slurry and/or contaminated waters will be moved from the place of production to storage if applicable
- o identify any clean and foul drains, new and existing, location, route, direction of flow and connections
- o identify any key components and features to manage water, including sustainable drainage, containers and tanks, constructed soakaways, French drains, swales, reed beds, settlement ponds, land drains, ditches and watercourses
- o identify the proposed drainage arrangements for managing the separation of clean and contaminated water.

**Natural Resources Wales DPAS**

**2<sup>nd</sup> response 29<sup>th</sup> Jun 2023**

We have reviewed the amended information and the details we requested in our reply of 28 June 2023 have not been included. Without this information we cannot advise you fully on the application. However, if the building is not to accommodate an increase or change in stock type and the manure/slurry/contaminated water produced is managed in line with the Control of Agricultural Pollutions (Wales) Regulations 2021 we would have no objection in principle to the development.

The site is within 140m of the Tanant and Vyrnwy Bat Site of Special Scientific Interest

(SSSI). As no ecological information has been submitted, we advise you consult your in house Ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required. Please consult us again if any survey undertaken finds that bats are present at the site, and you require further advice from us. As the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), it is for your Authority to carry out the Test of Likely Significant Effects for the proposed development. Should you conclude that the proposal is likely to have a significant effect on a SSSI/ Special Area of Conservation/ Special Protect Area/ Ramsar site, either alone or in combination with other plans or projects, an appropriate assessment must be made of the implications of the project for that site in view of its conservation objectives. You must for the purposes of the assessment consult Natural Resources Wales and have regard to any representations we make within such reasonable time as you specify.

**Natural Resources Wales DPAS**

**3<sup>rd</sup> response 30<sup>th</sup> Jun 2023**

We have reviewed the email sent to your Authority on 28/6/23 which confirms that there will be no increase in livestock numbers. Manure will be stored within the building and there will be no slurry on site because livestock will be on straw bedding. We refer you to the comments made in our response email of 29/06/2023 (copied below for information) as we have no further comments to add.

Advisory to the Applicant

We note that manure will be stored within the building. As of 1st January 2023, any organic manure (other than slurry) must be stored in a vessel; in a covered building; on an impermeable surface; or in a free standing temporary field heap. effluent from the manure pile must remain contained within the building and drain into a dirty water tank. From this date anyone who intends to spread manure on the holding must produce and maintain a risk map which highlights the areas on which spreading may cause pollution, including buffer zones and surface waters. Sites suitable for field heaps should be marked if manure is to be stored in field heaps.

**CPAT**

**1st Jun 2023**

We have previously received applications for works at the proposed site and have placed archaeological recommendations on those works (23/0376/FUL and 22/0633/FUL). The

latest application, 23/0376/FUL had a watching brief recommendation placed upon it due to the access road alterations. The current application does not include plans showing access but does 'include all associated works', and the planning statement suggests that existing access is to be used. Can the agent provide details on the proposed existing access routes which are to be used please, which will invariably aid our recommendation.

**CPAT**

**2<sup>nd</sup> response 21<sup>st</sup> Jun 2023**

Regarding the application referenced above.

Information retained within the Regional Historic Environment Record indicated that the site would have sub-surface archaeological features and we recommended evaluation trenching on an earlier application (22/0633/FUL). The evaluation trenching was completed and, as expected archaeological features were revealed. The groundworks, soil stripping and creation of an access route for the new building will require an archaeologist present due to archaeological features being close to the surface.

Therefore, we would recommend that an archaeologist is contracted to complete an archaeological watching brief throughout the duration of the works mentioned above so that an adequate record of any archaeological features revealed by these works can be made. This advice is in accordance with the guidance set out in TAN 24 (May 2017) and Planning Policy Wales (Feb 2021).

The archaeologist should be part of a recognised professional archaeological organisation working to the Standard and Guidance of the Chartered Institute for Archaeologists (CIFA) relating to an Archaeological Watching Brief. The archaeologist should be working in accordance with an approved written scheme of investigation (WSI) and should preferably be part of a Registered Archaeological Organisation with the CIFA.

A suitable condition to facilitate the contracted watching brief is provided below along with a guidance note for the applicant on how to commission archaeological works.

The condition in this case would be:

Archaeological Watching Brief

Suggested planning condition to facilitate an archaeological watching brief:

The developer shall ensure that a suitably qualified archaeological contractor is present during all the ground reduction for the application area and access routes 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.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (neil.bayliss@cpat.org.uk)

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

Reason: To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.

I have attached a brief for the watching brief and guidance on sources of archaeological contractors who may wish to tender for this work. The chosen archaeological contractor will need to submit a WSI (written scheme of investigation) document to neil.bayliss@cpat.org.uk for approval before they can commence works on site.

The attached documents should be forwarded to the applicant/agent so that they are fully aware of the requirements.

Please contact me if you wish to discuss this advice or require more information.

Cadw - SAM

No comments received at the time of writing this report

Community Council

17<sup>th</sup> July 2023

23/0655/FUL – not to support the application owing

i) to a lack of detail with regards to the finished floor level and overall height of the building relative to the road level,

ii) presumed mistakes in the block plan with regards to identification of hedgerow height at 0.6m on the opposite side of the road to the development. (NB Gary had not studied the plans in detail and felt unable to comment)

PCC-Building Control

No comments received at the time of writing this report

Ward Councillor

No comments received at the time of writing this report

## **Representations**

Following the display of a site notice erected on June 12<sup>th</sup> 2023, 3 representations have been received from 1 member of the public. Public comments can be summarised as follows:-

- Noise pollution and impact on neighbouring amenity.
- Reduction of owners' peaceful enjoyment of nearby properties
- Adverse impact on visual amenity
- Environmental pollution
- Adverse effect on landscape amenity
- Highway safety concerns and site access concerns
- Question NRW response on the application
- What arrangements are there for disposal of waste products
- Effect on nearby SSSI and SAC and protected species of bats.
- Large scale in terms of height unnecessary for intended purpose
- Concerns over future intended use of land extending to agricultural workers accommodation
- Proximity to neighbouring properties
- Increase in traffic

## **Planning History**

<b>App Ref</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
22/0633/FUL	Erection of replacement livestock building and all associated works	Application Withdrawn	12th Oct 2022

### **Principal Planning Constraints**

Ancient Semi Natural Woodland  
Special Area of Conservation  
Site of Special Scientific Interest  
Mineral Safeguarding Sandstone  
Mineral Safeguarding Sand Gravel  
Mineral Safeguarding Slate  
Category C2 Flood zone

Tanant and Vyrnwy Bat Site  
Allt y Main Mine

### **Principal Planning Policies**

<b>Policy</b>	<b>Policy Description</b>	<b>Year</b>	<b>Local Plan</b>
NATPLA	Future Wales - The National Plan 2040		National Policy
PPW	Planning Policy Wales (Edition 11, February 2021)		National Policy
TAN5	Nature Conservation and Planning		National Policy
TAN6	Planning for Sustainable Rural Communities		National Policy
TAN11	Noise		National Policy
TAN12	Design		National Policy
TAN23	Economic Development		National Policy
TAN24	The Historic Environment		National Policy
DM2	The Natural Environment		Local Development Plan 2011-2026
DM4	Landscape		Local Development Plan 2011-2026

DM7	Dark Skies and External Lighting	Local Development Plan 2011-2026
DM8	Minerals Safeguarding	Local Development Plan 2011-2026
DM13	Design and Resources	Local Development Plan 2011-2026
DM15	Waste Within Developments	Local Development Plan 2011-2026
SP7	Safeguarding of Strategic Resources and Assets	Local Development Plan 2011-2026
T1	Travel, Traffic and Transport Infrastructure	Local Development Plan 2011-2026
E6	Farm Diversification	Local Development Plan 2011-2026
SPGBIO	Biodiversity and Geodiversity SPG (2018)	Local Development Plan 2011-2026
SPGARC	Archaeology SPG (2021)	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

The application site is located within Meifod community council area. The site does not form part of any settlement boundary and is therefore considered to be development within the open countryside as defined by the Powys Local Development Plan (2018). The site forms part of a parcel of agricultural land separate from the main farm complex.

The proposal is for a replacement agricultural building for storage of machinery and fodder and occasional housing of livestock during calving season on land at Allt y Main. The site is currently grazed agricultural land.

The application site sits to the south of the A495 and will utilise an existing access from a layby.

The proposed building is a single storey structure of a rectangular plan layout measuring approximately 15 metres in width by 30.5 metres in length reaching a height of 8 metres.

### Principle of Development

The policy framework for the consideration of agricultural buildings is set out in TAN6 – Planning for Sustainable Rural Communities.

Consent is sought for the erection of a replacement agricultural building in connection with an existing holding.

The proposal as designed is typical of other examples of agricultural buildings seen within the wider Powys landscape and indeed other examples can be seen along this stretch of the A495.

The proposed building is therefore considered to be of an acceptable design, scale, height, and massing with materials that are appropriate for an agricultural building at this location.

### Landscape and Visual Impact

With regard to the potential impact upon the surrounding Landscape, regard must be paid to LDP Policy DM4 (Landscape) which states that proposals for new development must not, individually or cumulatively, have an unacceptable adverse effect on the valued characteristics and qualities of the Powys landscape.

The site is located within the River Severn Floodplain Sensory Aspect Area of LANDMAP (The visual and sensory) evaluates the area as *“A significant open valley / vale with a patchwork of medium to large field parcels many displaying established field boundaries of managed and overgrown hedgerows with numerous hedgerow trees. Predominantly arable farming with some lowland dairy farming. Settlements of varying sizes are prevalent from farmsteads to significant urban areas such as Welshpool and Newtown. Open skies dominate with wooded valley sides fringing the valley bottom”*

It is acknowledged that the building and site are partially visible from the public highway given the close proximity and height, however the topography of the site means that the proposed location of the building slopes away from the highway lessening the overall height of the building in relation to the highway and better integrating the building into the surrounding landscape.

The application relates to the replacement of an agricultural building and although the existing has fallen into disrepair and is much smaller in scale than the proposal it cannot be said that the character and appearance of the area would be further compromised by the development in such a way as to warrant refusal.

The site does benefit from screening in the form of a hedgerow to the North, however it was requested that further screening options were submitted to better assimilate the building into its surroundings. This has been duly submitted by way of a landscaping plan and includes the planting of native hedgerow to the Northeast of the site, this will better assimilate the development into its setting and the wider landscape and will also act as further screening. This plan will be secured by way of condition to any grant of consent.

Subject to outlined conditions, it is therefore considered that the development is in-keeping with the surrounding area and is not considered to have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape.

In light of the above, and subject to the inclusion of appropriately worded conditions in relation to additional soft landscaping and retaining ground levels as existing, it is considered that the proposal complies with the requirements of Policies, DM4 and DM13 of the Powys LDP.

### Neighbouring Amenity

In considering the amenities enjoyed by occupiers of neighbouring properties consideration has been given to the LDP Residential Design SPG & LDP: DM13 (Part 11).

The nearest neighbouring dwelling is within 100 metres of the application site. The proposed development seeks to erect a replacement agricultural building. Environmental Protection have been consulted on the application and have raised no objection or concerns regarding noise, dust, air or odour pollution, although they did raise a question with regards to how manure would be stored. An informative will be attached to any decision notice advising the applicant that any manure stored on site must be contained within a vessel as requested by NRW. It is understood that the applicant intends to then remove from site when required, to the main farm stead. The applicant has also submitted plans detailing a dirty water tank for the collection of any draining of effluent from the manure.

Public representations received have also raised concerns regarding the proposal

spoiling the view from their own property and that of the surrounding area. The proposal's effect on the surrounding landscape has been outlined above and is in line with relevant planning policy. Development must respect the existence and amenities of neighbouring uses, these amenities include privacy (affected by overlooking) and light (natural and man-made) but do not extend to the right to a view. Given that the proposed is located 100m from the nearest property and set much lower down, no detrimental effect is anticipated in terms of loss of privacy or loss of light.

In light of the above, it is considered that the proposal complies with relevant planning policies on amenity within DM13.

### Highways

Policies DM13 and T1 of the Powys Local Development Plan (2018) indicates that development proposals should incorporate safe and efficient means of access to and from the site for all transport users, manage any impact upon network and mitigate adverse impacts.

The application seeks to utilise an existing gated entrance to the site but will make alterations to improve highway safety. The local Highway Authority has been consulted on the development and has no objection save the inclusion of a number of conditions.

In light of the above and subject to the inclusion of these conditions, it is considered that the proposed development complies with the relevant planning policies.

### Biodiversity

In terms of biodiversity, specific reference is made to LDP Policy DM2 which seeks to protect, positively manage and enhance biodiversity and geodiversity interests, and safeguard protected important sites. This is supported by TAN 5 (Nature Conservation and Planning) and Planning Policy Wales (Edition 11).

#### *- Protected Sites*

The site is within 150m of Tanant Vyrnwy Bat Site Special Area of Conservation and Allt y Main Mine Site of Specific Scientific Interest. There are also examples of Ancient Semi Natural Woodland within close proximity, the nearest being 50m away. The ecologist has been consulted and does not feel it necessary to conduct a preliminary bat roost assessment on the current dilapidated structure on site. However, a Habitats Regulation Assessment was conducted and mitigation measures were found to be necessary, therefore an appropriate assessment has also been carried and sent to NRW for approval. No response has been received to date from NRW but an update will be provided to Members on the assessment.

The ecologist has also proposed conditions to limit light spill to wildlife sensitive areas and subject to any condition it is considered that the proposal could mitigate against any potential impacts.

Subject to the inclusion of the above and the subsequent consultation and approval from NRW, the proposal complies with relevant planning policy.

- *Enhancement*

It is noted that a landscaping scheme detailed on plan RJC – M2770-09 has been submitted in terms of biodiversity enhancements as part of the application. The measures are considered acceptable and in-line with the requirements of Planning Policy Wales (Ed.11) and Policy DM2 of the Powys LDP. A suitably worded condition will be attached to any grant of consent to require the biodiversity/landscaping enhancement plan is adhered to.

In light of the above, and subject to the inclusion of an appropriately worded conditions, it is considered the proposed development complies with relevant planning policy in this regard and is acceptable.

Historic Environment

Information retained within the Regional Historic Environment Record indicated that the site would have sub-surface archaeological features and Clwyd Powys Archaeological Trust had requested evaluation trenching on an earlier application (22/0633/FUL). The evaluation trenching was completed and, as archaeological features were revealed. CPAT in their consultation response to this application recommend that the groundworks, soil stripping and creation of an access route for the new building will require an archaeologist present due to archaeological features being close to the surface.

Therefore, subject to the inclusion of the recommended condition, the proposal complies with relevant planning policy.

Flood Zone

The site is partially located within the Zone C2 of the Development Advice Map (DAM) contained in TAN15 but sits outside of any flood zone as identified on the most up to date data through the Flood Map for Planning.

NRW in previous guidance has confirmed that the Flood Map for Planning represents the best available information held on flood risk and therefore given that the proposal as noted from the Flood Map for Planning data is located entirely outside of any floodzone no further information is required in this instance.

Mineral Safeguarding

It is noted that the application site is located within an area safeguarded for future

mineral extraction.

The application seeks to replace an existing agricultural building which currently lies adjacent to the proposed building. Given the proximity to the existing building and that the proposal is in connection with the existing use of the land it is considered that a reason for refusal would not be justified in this instance and the proposal would not be to the detriment of any future extraction of the resource.

## **RECOMMENDATION – Conditional Consent**

In light of the above assessment, it is considered, whilst the concerns of third-party representations have been noted and duly considered, that the proposed development complies with relevant planning policy and the recommendation is therefore one of conditional consent.

### **Conditions**

1. The development to which this 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 following plans and documents: RJC-MZ770-01 Rev B RJC-MZ770-02 Rev B, RJC-MZ770-03 Rev B, RJC-MZ770-05 Rev B, RJC-MZ770-06 Rev D, RJC-MZ770-07 RJC-MZ770-09 (Landscaping Plan) and RJC-MZ770-10 (Section Plan).
3. There shall be no erection of lighting (temporary or permanent) at the construction site, at the construction site access or along the construction site access route during the entirety of the construction phase.
4. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife, specifically lesser horseshoe bats, in accordance with the recommendations outlined in the BCT and ILP Guidance Note 8 Bats and Artificial Lighting (12th September 2018). The development shall be carried out in accordance with the approved details.
3. Prior to any works the access shall be fully constructed so that there is clear visibility from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.6 metres above ground level at the edge of the adjoining carriageway and 26 metres distant in south western direction and 35 meters in north east direction measured from the centre of the access along the edge of the adjoining carriageway.
4. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed

that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

5. Prior to the first beneficial use of the building hereby approved 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, 60mm of bituminous macadam binder course material and be finished in a 40mm bituminous surface course material for a distance of 15 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.

6. Prior to the first beneficial use of the building hereby approved the existing entrance gate installed within the application site shall be set back at least 15 metres distant from the edge of the adjoining carriageway and 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.

7. The width of the access carriageway, shall be not less than 5.5m for a minimum distance of 15 metres along the access measured from the adjoining edge of carriageway of the county highway and shall be maintained at this width for as long as the development remains in existence.

8. The developer shall ensure that a suitably qualified archaeological contractor is present during all the ground reduction for the application area and access routes 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.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (neil.bayliss@cpat.org.uk)

On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

9. All planting, seeding or turfing comprised in the approved details of landscaping as shown on drawing RJC-M2770-09 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development,

whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

## **Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans as approved 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 (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.
4. 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 (Edition 11, February 2021), TAN 5: Nature Conservation and Planning and Part1 Section 6 of the Environment (Wales) Act 2016.
5. In the interests of highway safety in accordance with polices DM13 and T1 of the Powys Local Development Plan (2018), Technical Advice Note 18 and Planning Policy Wales (Edition 11, 2021).
6. In the interests of highway safety in accordance with polices DM13 and T1 of the Powys Local Development Plan (2018), Technical Advice Note 18 and Planning Policy Wales (Edition 11, 2021).
7. In the interests of highway safety in accordance with polices DM13 and T1 of the Powys Local Development Plan (2018), Technical Advice Note 18 and Planning Policy Wales (Edition 11, 2021).
8. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.
9. To comply with Policy DM2 and DM4 of the Powys Local Development Plan (2018) in relation to the natural Environment and Landscape and to meet the requirements of Planning Policy Wales (Edition 11, February 2021), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Part 1 Section 6 of the Environment (Wales) Act 2016.

## **Informative**

## 1. Natural Resources Wales Guidance

As of 1st January 2023, any organic manure (other than slurry) must be stored in a vessel; in a covered building; on an impermeable surface; or in a free-standing temporary field heap. Effluent from the manure pile must remain contained within the building and drain into a dirty water tank. From this date anyone who intends to spread manure on the holding must produce and maintain a risk map which highlights the areas on which spreading may cause pollution, including buffer zones and surface waters. Sites suitable for field heaps should be marked if manure is to be stored in field heaps.

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Case Officer: Hannah Miller, Planner  
Tel: E-mail: [hannah.miller@powys.gov.uk](mailto:hannah.miller@powys.gov.uk)