

**Date:** 8<sup>th</sup> March 2021

**Our Ref:** GJ/19.237

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Dear Sir or Madam,

**Town and County Planning Act 1990 (As Amended)**  
**Outline planning application for residential development (all matters reserved apart from access)**  
**Land adjacent to Maes Offa, Four Crosses**  
**Planning Portal Ref: PP-09585237**

Asbri Planning is appointed as planning agent to Powys County Council in respect of the above outline planning application for residential development (all matters reserved apart from access) at land adjacent to Maes Offa, Four Crosses.

The planning application has been submitted via Planning Portal and the submission documents are listed below. *In the below tables, an asterisk (\*) is used to denote drawings and documents of file sizes that were too large to allow submission via Planning Portal, and are submitted separately.*

The following drawings are submitted, prepared by George + Tomos Penseiri and Powys County Council:

<b>Drawing name</b>	<b>Drawing reference</b>
Proposed Site Layout	PL01 C
Proposed Traffic Calming	P-0100_01
Topographical Survey	L_0000_01

In addition, the supporting documents submitted comprise the following:

<b>Document name (reference where appropriate)</b>	<b>Prepared by</b>
Planning application forms (1APP)	Asbri Planning
Planning Statement	Asbri Planning
Preliminary Ecological Appraisal and Reptile Survey*	Powys County Council
Noise Impact Assessment	Formant
Trial Trench Evaluation	Headland Archaeology

In addition, payment of £1, 380.00 will be made to Powys County Council to cover the application fee.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



**Geraint Jones**

Planner

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