

# Appendices

**Powys**

Planning & Economic Development Department  
*Adran Gynllunio a Datblygu Economaidd*  
J B Wright  
Shire Planning Officer/*Swyddog Cynllunio Sirol*

Radnorshire Office/*Swyddfa Sir Faesyfed*,  
The Gwalia/*Y Gwalia*,  
Llandrindod Wells,  
LD1 6AA.

Tel / Ffôn: 01597 823737  
Fax / Ffacs: 01597 822167

Ref No.: PR5473/00

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191  
(as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995: ARTICLE 24

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

The POWYS COUNTY COUNCIL (RADNORSHIRE) hereby certify that on 25th March, 1999 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and outlined in red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The application is to establish whether the use of land as a motorcycle scramble track was lawful for use for practising on Sunday and Wednesday afternoons and for three motorcycle scrambling events per annum. There is no evidence on site of any operational development having occurred and hence the application falls to be determined whether the use of the land would have been immune from enforcement action by virtue of Section 171B of the Town and Country Planning Act 1990. Section 171B prescribes that any change of use of land would be immune from enforcement action should that use have continued unabated for a continuous period of 10 years or more. The use of land for up to 14 days per annum for motorcycle events is permitted by virtue of Class B2/Part 4 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. Therefore any breach of planning control would have to be in excess of 14 days.

The Authority has received written statements indicating that the events have not occurred in the numbers applied for over the preceding 10 years. That evidence is from a single source and is uncorroborated. A substantial amount of information and evidence has been received from varying and independent sources stating that the land has been used for motorcycle events by different organisations for both practice and events over a continuous period over the preceding 10 years. The test for determining whether a Certificate of Lawfulness should be issued is whether on the balance of probability the uses applied for have occurred and hence would be immune from enforcement action. In this instance, the overwhelming evidence is that regular practice sessions have occurred and the applicant has supplied information that 3 organised events have occurred annually over the last 10 years.

/Cont.....

**Cyngor Sir Powys County Council**

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Ref no.: PR5473/00

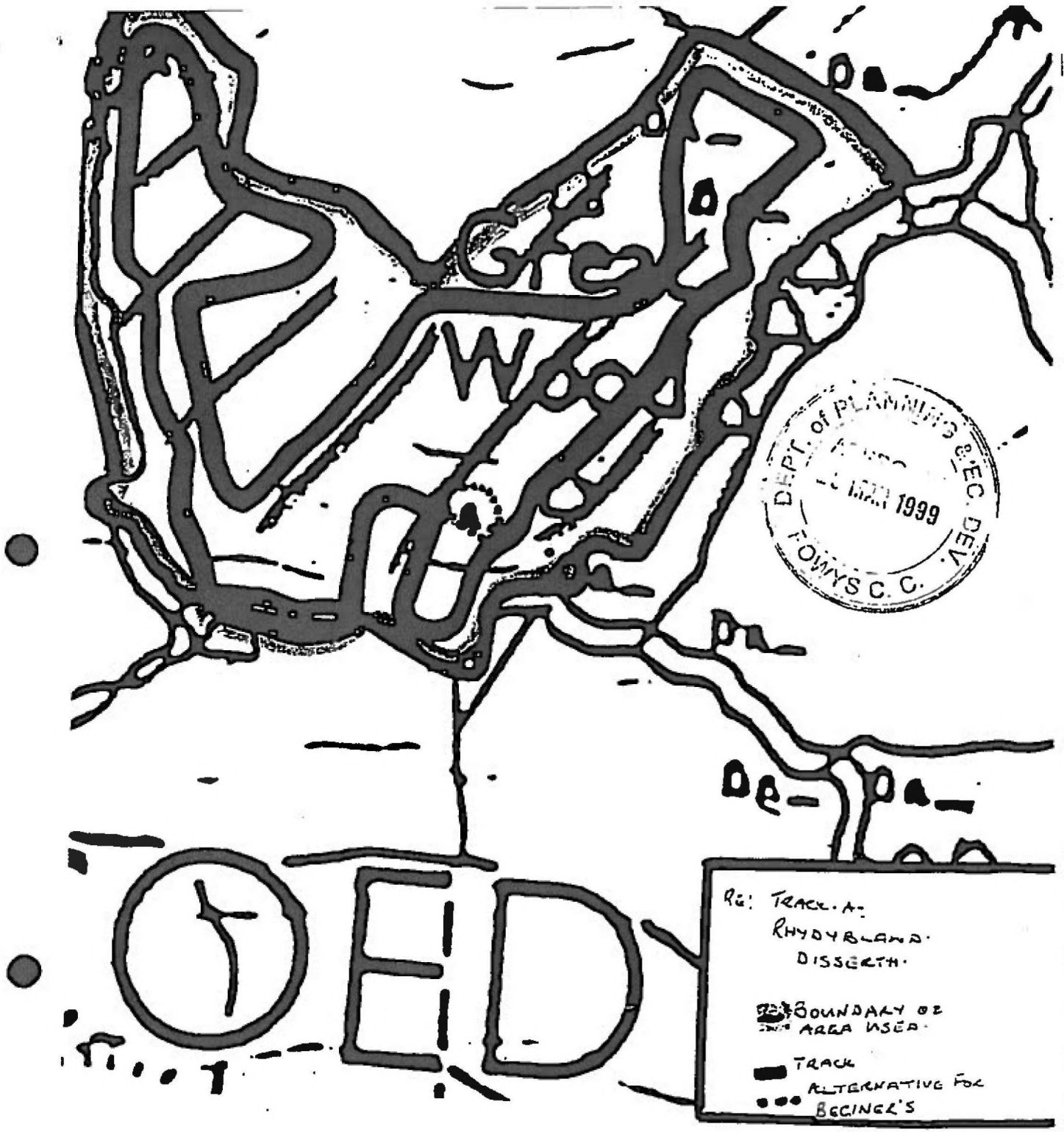
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Therefore, on the balance of probability the use of the site for practices on Sunday and Wednesday afternoons is immune from enforcement action and therefore would be lawful under Section 191 of the Town and Country Planning Act 1990 and also on the information presented on the balance of probability the use of the site for 3 organised events per annum would also be immune from action and hence lawful by virtue of Section 191 of the Town and Country Planning Act 1990.

Signed .....

  
Shire Planning Officer

On behalf of POWYS COUNTY COUNCIL (RADNORSHIRE), Date 25th March 1999



**FIRST SCHEDULE**

The use of land at OS field No.5433 and 7035 at Rhydblauw, Dissert, Builth Wells for motorcycle scrambling practice sessions on Sunday and Wednesday afternoons and the staging of 3 motorcycle scrambling events per annum in accordance with details accompanying the application and in the information given on the application form

**SECOND SCHEDULE**

Rhydblauw, Dissert, Builth Wells

SO 05615629

APPENDIX 2: Letter from Powys CC confirming 14 days use of the land for permitted use dated April 01 2008.

Gwasanaethau Cynllunio/Planning Services  
Gareth W. Thomas  
Pennaeth Gwasanaethau Cynllunio  
Head of Planning Services



Gwalia/The Gwalia  
Ffordd Ithon / Ithon Road  
Llandrindod / Llandrindod Wells  
Powys  
LD1 8AA

Os yn galw gofynnwch am / If calling please ask for:  
Ian Davies

Ffôn / Tel: (01597) 827253

Ffacs: Fax: (01597) 827178

Ebost / Email: [ldavies@powys.gov.uk](mailto:ldavies@powys.gov.uk)

Eich cyf / Your ref:

Ein cyf / Our ref: PS/ID/MW

Dyddiad: Date: 1<sup>st</sup> April 2008

Mr R Morris  
Rhydblawd Farm  
Disserth  
Builth Wells  
Powys

Dear Sir,


**RE: Use of site for motorcycle scramble track, Rhydblawd, Disserth, Builth Wells**

Firstly can I apologise for not having been in contact sooner following your request for further information.

I can confirm that the use of land up to 14 days per annum for motorcycle events is permitted by virtue of class B2/part IV to schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. This permitted development right is in addition to any permissions you may have to use this site whether through a planning permission or a certificate of lawfulness.

I trust that this is clear and should you require any further information please do not hesitate to contact me.

Yours faithfully,

  
Ian Davies  
Planning Enforcement Officer  
Planning Services

C.C. Mr Aled Jones, Farmers Union of Wales, Brecon and Radnor Branch, County Office, 8 Ship Street, Brecon, Powys, LD3 9AF

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County Council



Planning and Economic Development Department  
Adran Gynllunio a Datblygu Economaidd  
Mr J B Wright  
Shire Planning Officer *Swyddog Cynllunio Srol*  
Brecknockshire and Radnorshire  
Sir Brycheiniog a Sir Faesfyed

Radnorshire Office *Swyddfa Sir Faesfyed*  
The Gwalla Y Gwalla  
Llandrindod Wells, LD1 6AA  
Tel/Ffon 01597 827234  
Fax/Ffacs 01597 822167

**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1995**  
**Town and Country Planning (General Permitted Development) Order 1995**

Application No. PR547301

**Applicant:**

Mr E Morris  
9 Hill View  
Brecon Road  
Builth Wells  
Powys LD2 3AY

**Agent:**

J F Roberts  
Farmers Union Wales  
8 Ship Street  
Brecon  
Powys LD3 9AF

In pursuance of its powers under the above mentioned Act and Orders, Powys County Council (RADNORSHIRE) (hereinafter called "The Council") as Local Planning Authority hereby permits in Full :-


**Construction of a bridge and deposit of hardcore to create ramp for use by motorcycles**  
**SO 05 NE - Rhyd-blawd, Disserth, Builth Wells**

in accordance with the application and plan submitted to the Council on 12/07/2001 and amended plans dated 16/10/2001 subject to the conditions specified hereunder:-

1. The development to which this permission relates must be begun not later than the expiration of five years beginning within the date of this permission i.e. by 10th December 2006 and no development shall commence on site unless and until prior written notice is given to the Local Planning Authority.
2. Motorbikes shall only traverse Dulas Brook via the existing bridge on the southern boundary of the site and the bridge hereby authorised and shall not at any time enter the brook channel itself.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified above are:-

1. This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 to ensure that the Local Planning Authority is fully informed of the progress of the development before the first works on site.

Signed ...  .... Dated 11-December-2001

Signed by the Radnor Shire Planning Officer on behalf of G. Davey, Director of Planning and Economic Development

**IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**  
**Cyngor Sir Powys County Council**

2. In order to safeguard the wildlife within the brook by preventing erosion and siltation of the brook by motorcycles.

Signed . . . . . Dated 11-December-2001

Signed by the Radnor Shire Planning Officer on behalf of G. Davey, Director of Planning and Economic Development

**IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

APPENDIX 4: Decision notice for refusal of  
application 19/0643/FUL dated February 16 2021.



**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure)  
(Wales) Order 2012 (as amended)**

**Application 19/0643/FUL for FULL Planning Permission**

Mr Doug Hughes  
Hughes Architects  
29 Broad Street  
Newtown  
SY16 2BQ  
United Kingdom

Applicant: Phil Wilding

In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that **Full Planning Permission is REFUSED** for the following development, namely:-

**Formation of motorcycle scramble track; Erection of a building for use as Motor-Cross Experience Centre with associated parking area; Use of land as overspill car parking area; Siting of 7 no. holiday lodges and associated works; Installation of 3 no. foul water drainage receptacles and soakaways; Alterations to existing roadways and improvements to 2 no. highway entrances Land At Rhydblwd Farm, Disserth, Builth Wells, Powys LD2 3TL**

Which was the subject of the application and plan submitted to the Council on 16th May 2019.

The grounds for the Council's decision to REFUSE permission for the development are;

1 The proposed development fails to demonstrate that it will not have an unacceptable adverse impact on nearby sensitive receptors contrary to policies DM13, and TD1 of the Powys Local Development Plan, Technical Advice Note 11: Noise, Planning Policy Wales and the Wellbeing of Future Generations Act.

2 The proposed development fails to demonstrate that it would not cause further deterioration of the River Wye SAC in terms of phosphate input contrary to policies SP7 and DM2 of the Powys Local Development Plan, Planning Policy Wales, Technical



Advice Note 5: Nature Conservation and Planning, Planning Policy Wales, Environment Act Wales, and the Conservation of Habitats and Species Regulations 2017 (as amended).

The date on which this application is REFUSED is 16th February 2021.



**Gwilym Davies**

Head of Property, Planning and Public Protection  
Pennaeth Eiddo, Cynllunio a Gwarchod y Cyhoedd

## **NOTES**

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he/she may appeal to the National Assembly in accordance with Section 78 of the Town and Country Planning Act 1990. If the application is for householder development or minor commercial development you have 3 months to appeal, for any other applications or appeals against conditions you have 6 months to appeal. Appeals must be made on a form obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ. The National assembly has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. It does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by itself.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

## **NODIADAU**

1. Os yw'r ymgeisydd yn tybio iddo/iddi gael cam gan benderfyniad yr awdurdod cynllunio lleol i wrthod caniatâd neu gymeradwyo'r datblygiad arfaethedig, neu i roi caniatâd neu gymeradwyaeth yn ddarostyngedig i amodau, gall ef / hi apelio at Y Cynulliad Cenedlaethol yn unol ag Adran 78 o Ddeddf Cynllunio Gwlad a Thref 1990 o fewn 6 mis o ddyddiad y rhybudd hwn. Rhaid apelio ar ffurflen sydd ar gael gan yr Arolygwyr Cynllunio, Parc Cathays, Caerdydd, CF10 3NQ. Mae gan y Cynulliad Cenedlaethol bwerau i ymestyn y cyfnod ar gyfer rhoi rhybudd o apelio, ond fel arfer, ni fydd yn barod i ddefnyddio'r pŵer hwn oni bai bod yna amgylchiadau arbennig sy'n esgusodi'r oedi am roi rhybudd o apêl. Nid oes rhaid i'r Cynulliad Cenedlaethol ystyried apêl os yr ymddengys iddo na allai'r awdurdod cynllunio lleol fod wedi rhoi caniatâd cynllunio i'r hysbysebion, neu na ellid fod wedi rhoi caniatâd heblaw ei fod yn

ddarostyngedig i'r amodau a osodwyd ganddynt, gan ystyried yr anghenion statudol, i ddarpariaethau'r gorchymyn datblygu, ac i unrhyw gyfarwyddyd a roddir dan y gorchymyn. Fel arfer, nid yw'n gwrthod ystyried apêl er i benderfyniad yr awdurdod cynllunio lleol fod wedi ei seilio ar gyfarwyddiadau a rhoddwyd ganddo ef.

2. Os y gwrthodir neu y rhoddir caniatâd i ddatblygu tir yn ddarostyngedig ar amodau, un ai gan yr awdurdod cynllunio lleol neu gan y Cynulliad Cenedlaethol, a bod perchennog y tir yn honni nad yw'r tir o ddefnydd llesol rhesymol fel ag y mae'n bodoli ar hyn o bryd ac ni ellir ei adfer yn dir a fyddai o ddefnydd llesol rhesymol trwy wneud gwaith datblygu sydd wedi neu a fyddai wedi ei ganiatau, medr gyflwyno rhybudd pryntiant ar y Cyngor lle y mae'r tir wedi ei leoli, er mwyn prynu ei fudd yn y tir yn unol â'r darpariaethau yn Rhan VI Deddf Cynllunio Gwlad a Thref 1990.

3. Mewn amgylchiadau penodol, gellir gwneud cais am iawndal yn erbyn yr awdurdod cynllunio lleol, pan fo caniatâd wedi ei wrthod neu wedi ei roi yn ddarostyngedig i amodau gan y Cynulliad Cenedlaethol ar apêl neu wrth gyfeirio'r cais ymlaen ato. Mae'r amgylchiadau pan y telir iawndal wedi eu nodi yn Adran 114 Deddf Cynllunio Gwlad a Thref 1990.

Location: Land At Rhydblwd Farm, Disserth, Builth Wells, Powys, LD2 3TL

Please quote the above planning application reference in all correspondence.

Kind regards,

Planning Services  
Development Control / Rheoli Datblygu  
Powys County Council / Cyngor Sir Powys  
Correspondence welcomed in Welsh and English / Croesewir gohebiaeth yn y Gymraeg a'r Saesneg  
;;

**APPENDIX 5 : Pre application response  
reference 21/0107/ PRE from PCC dated  
November 09 2021.**



Hughes Architects & Designers  
Tom Majski  
29 Broad Street  
Newtown  
Powys  
SY16 2BQ

**Gwilym Davies**

Head of Property, Planning and Public  
Protection

County Hall  
Spa Road East  
Llandrindod Wells  
LD1 5LG

**Our Ref:** 21/0107/PRE

**Date:** 9 November 2021

**Direct Line:** 01597 827161 / 01597 827169

**Email:** [planning.services@powys.gov.uk](mailto:planning.services@powys.gov.uk)

Dear Sir/Madam,

Reference: 21/0107/PRE

Proposal: Pre application to extend hours of operation of existing motorcycle scramble track, erection of ancillary building and holiday lodges, installation of foul water drainage, and improvements to existing highways infrastructure.

Site Address: Land At Rhydblwd Farm, Disserth, Builth Wells, Powys LD2 3TL

Thank you for the above enquiry. Having now had an opportunity to consider the proposed development, and, based on the information provided, it is my understanding that the proposal is for the erection of an ancillary building and six holiday lodges together with installation of a foul water drainage system and highways improvements and including an extension of the hours of operation at an existing motorcycle scramble track and I write to offer the following comments based on that assumption.

#### Planning Policies & Guidance

The following planning policies are considered key to the proposed development:

#### National Planning Policy

- Planning Policy Wales (Edition 11, February 2021)
- Future Wales - The National Plan 2040, National Development Plan 2021
- Technical Advice Note 5: Nature Conservation and Planning (2009)
- Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)
- Technical Advice Note 11: Noise (1997)
- Technical Advice Note 12: Design (2014)
- Technical Advice Note 15: Development, flooding and coastal erosion (Dec

2021)

- Technical Advice Note 18: Transport (2007)
- Technical Advice Note 23: Economic Development

Design Manual for Roads and Bridges (DMRB)  
Manual for Streets  
Manual for Streets 2

### Local Planning Policy

Powys Local Development Plan 2011-2026 (adopted 2018):

- SP7 – Safeguarding of Strategic Resources and Assets
- DM2 – The Natural Environment
- DM4 – Landscape
- DM5 – Development and Flood Risk
- DM6 – Flood Prevention Measures and Land Drainage
- DM7 – Dark Skies and External Lighting
- DM13 – Design and Resources
- T1 – Travel, Traffic and Transport Infrastructure
- TD1 – tourism
- Landscape Supplementary Planning Guidance (2019)
- Biodiversity and Geodiversity Supplementary Planning Guidance (2018)

### **Planning History**

PR547/00 - Certificate of Lawfulness for motorcycle scrambling practice on Sunday and Wednesday afternoons and the staging of 3 events per annum. Approved – 25<sup>th</sup> March 1999

19/0643/FUL - Formation of motorcycle scramble track; Erection of a building for use as Motor-Cross Experience Centre with associated parking area; Use of land as overspill car parking area; Siting of 7 no. holiday lodges and associated works; Installation of 3 no. foul water drainage receptacles and soakaways; Alterations to existing roadways and improvements to 2 no. highway entrances – Refused 16<sup>th</sup> February 2021:

1. The proposed development fails to demonstrate that it will not have an unacceptable adverse impact on nearby sensitive receptors contrary to policies DM13, and TD1 of the Powys Local Development Plan, Technical Advice Note 11: Noise, Planning Policy Wales and the Wellbeing of Future Generations Act.
2. The proposed development fails to demonstrate that it would not it would not cause further deterioration in terms of phosphate input into the River Wye SAC contrary to policies SP7 and DM2 of the Powys Local Development Plan, Planning Policy Wales, Technical Advice Note 5: Nature Conservation and Planning, Planning Policy Wales, Environment Act Wales, and the Conservation

of Habitats and Species Regulations 2017 (as amended).

### **Planning Obligations**

Planning obligations may be required as part of the proposed development.

### **Community Infrastructure Levy (CIL)**

No liability to pay a CIL charge will be required as part of the proposed development.

### **Proposed Development**

The pre-application enquiry proposes to extend the hours of operation of an existing motorcycle scramble track, the erection of an ancillary building and six holiday lodges, installation of foul water drainage, and improvements to existing highways infrastructure. The site is located in the community area of Disserth and Trecoed.

Planning Policy Wales and TAN 6: Planning for Sustainable Rural Communities are supportive of tourism provision and development in Wales. The Powys LDP also supports tourism and policy TD1 is the key, relevant policy. This enquiry proposes to extend the hours of operation of an existing motorcycle scramble track, the erection of an ancillary building and six holiday lodges, installation of foul water drainage, and improvements to existing highways infrastructure.

Policy TD1 supports development proposals for tourist accommodation, facilities and attractions in the open countryside under criterion 2, where compatible in terms of location, siting, design and scale and are well integrated into the landscape so that it would not detract from the overall character and appearance of the area. In particular, it supports proposals where:

- i. It is part of a farm diversification scheme; or
- ii. It re-uses a suitable rural building in accordance with TAN 6; or
- iii. It complements an existing tourist development or asset, without causing unacceptable adverse harm to the enjoyment of that development or asset; or
- iv. It is not permanent in its nature.

The proposal includes the provision of six holiday lodges and the existing motorcycle track could be deemed to be a tourist attraction. The proposal can therefore be considered under criterion 2iii. and in principle can be deemed to be acceptable but this is subject to it being compatible in terms of location, siting, design and scale and being well- integrated into the landscape so that it would not detract from the overall character and appearance of the area.

### **Design and Scale**



PPW and LDP Policy DM 13 requires development to be able to demonstrate a good quality design and to have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. It must be designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

It is noted that the enquiry relates to an existing motorcycle track and no extension to the track is proposed. The proposal also includes an ancillary building and six holiday lodges. No detailed plans have been submitted with the enquiry but it should be noted that these structures must be designed at a scale appropriate to their rural location and using materials sympathetic to that too. It is noted that the proposed site for the holiday lodges is located on open agricultural pasture – the new structures must be fully integrated into the landscape so full landscaping plans should be submitted with detailed plans for the buildings.

### **Landscape Impact**

Policy DM4 of the Powys Local Development Plan states that for proposals in the open countryside such as this one, they must not individually or cumulatively, have an unacceptable adverse effect on the valued characteristics and qualities of the Powys landscape. All proposals should therefore be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape.

Circumstances with regard to landscape considerations are not considered to have changed since the delegated report for planning application 19/0643/FUL and therefore it is not considered necessary to reiterate the position here. The Pre-application Planning Statement submitted as part of this enquiry demonstrates that the position regarding this is understood. Nevertheless, as outlined above, a comprehensive landscaping scheme will be required as part of any subsequent planning application submitted in order to demonstrate the proposed development can be fully integrated into the local landscape and that it is at an appropriate scale.

### **Residential Amenity**

As the proposed development concerns a motorcycle track including an extension to the opening times the consideration of residential amenity is considered very important. A desktop search shows there are approximately 30 properties within 1km of the motorcycle track.

LDP policy DM13 Criterion 11 is the key consideration and states:

11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.

Whilst there are approximately 30 properties within 1km of the track it is considered that the noise generated at the track may be audible beyond 1km and therefore greater numbers of properties may potentially be impacted. The hours of operation are a consideration within policy DM13. Given the regular times every week that the track can currently operate at, it is unlikely, that any increase in the hours of operation would be supported. The Environmental Protection Officer (see comments below) states this would not be supported if an application were to be submitted.

It is noted that a Noise Impact Assessment, Noise Management Plan and a EHO Response Questions document has been submitted and this is welcomed. The Environmental Protection Officer has not commented specifically on these documents (see below) so it is not considered appropriate to indicate whether the proposals submitted are acceptable or not. The onus is on the applicant to ensure that all relevant supporting information is submitted at the time of making an application to demonstrate the acceptability of a proposal and any planning application will be determined on that basis.

I note with concern that the proposals appear to state that the opening hours confirmed by permitted development or the certificate of lawfulness should not be subject to a noise management plan. If any proposal for an extension of operating hours is to be considered acceptable then noise management should apply to the whole site for the whole time it can operate.

A number of questions have been raised in the enquiry submission with relation to policy. The issue of noise is embedded throughout PPW (ed.11) with its emphasis on place making and I can specifically refer you to Section 6 - Distinctive and Natural Places. With reference to Well Being and well-being goals within the planning context, again this is set out in Section 1 of PPW for reference.

## **Highways**

DM13 (Criterion 10) and T1 of the Powys Local Development Plan requires that all development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.

The Local Highway Authority has been consulted regarding the pre-application enquiry and made the following comments:

“Thank you for consulting with the Highway Authority on the pre-planning enquiry, which seeks to extend hours of operation of existing motorcycle scramble track, erection of ancillary building and holiday lodges, installation of foul water drainage, and improvements to existing highways infrastructure on land at Rhydblwd Farm, Disserth, Builth Wells, Powys LD2 3TL.

“The Highway Authority has considered the content of the Transport Note submitted as part of this pre-application advice application, the content of the which is largely the same as information submitted and agreed as part of a previous planning application at the site (19/0643/FUL), however the accompanying drawings do differ to those agreed previously and therefore should be updated should a full application be submitted in the future.

“Reference Material

Manual for Streets 1 & 2

TAN 18

The Powys Local Development Plan (2011-2026) Policy T1

CSS Wales Parking Standards

Design Manual for Roads & Bridges (DMRB)

All Wales Common Standards for Residential, Industrial & Commercial Estate Roads”