

PRE-APPLICATION CONSULTATION REPORT

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



Land Adj Rhyd-Blawd Farm, Disserth, Builth Wells, Powys, LD2 3TL

**Our Ref: T046
Date: March 2019**



**29 Broad Street
Newtown
Powys
SY16 2BQ**

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1. Introduction

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a pre- application consultation exercise was undertaken over a period of 30 days from 1st October 2018. A site notice was posted and dated 1st October 2018 shown at Appendix 1:

Local residents and businesses were consulted by a letter shown at Appendix 2.

Residents and occupants with a common boundary with the site and those in the general proximity of the site with some visual or immediate highways connection received a copy of the letter. Copies of all supporting information on the development were made available online at:

www.hughesarchitects.co.uk/contents/consultations

The information could also be viewed by contacting **Disserth and Trecoed Community Council, 10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF**

2. List of Consultees

Residents' PAC notices issued to:

8 local residents/businesses in post codes LD2 3TL

Please see responses under Appendix D.

Consultees PAC notices issued to:

Local Authority Planning Officer

PCC Built Heritage Officer

Local Authority Highways Authority

Environmental Health

Land Drainage

Contaminated Land Officer

Natural Resources Wales

Welsh Water

CADW

CPAT

Powys County Council Ecologist

Disserth and Trecoed Community Council

Member of Parliament, Welsh Assembly Member and County Councillor

3. Summary and Response to Pre Application Consultation

All of the consultee responses are listed below with our response to them.

Responses from the consultee are in blue, while our comments are in red.

The information provided through consultation responses has been carefully considered and will be addressed in the proposed planning application and Design and Access Statement.

Statutory Consultee:	Contaminated Land Officer, Powys County Council
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In relation to the above referenced pre-application consultation the following is advised:

1. The Welsh Government document 'Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016: Guidance on Pre-Application Consultation' provides advice in respect of the consultations that should be undertaken with 'Community Consultees' and 'Specialist Consultees'.

Contaminated Land is not included on the list of 'Consultees' provided under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

2. To obtain any pre-application advice, in respect of the potential contaminated land issues associated with the proposed application site, your enquiry should be submitted to Powys County Council (PCC) Planning Services. The following link should take you to the PCC 'Pre-Planning Application Advice' webpage:
<http://www.powys.gov.uk/en/planning-building-control/pre-planning-application-advice/>

Response from Applicant /Agent

We note that the Contaminated Land Officer has elected not to respond at this stage and shall in the meantime continue to work under the assumption that, as it is predominantly grassland with a previous history of agricultural use, the site is unlikely to be contaminated and will not require remediation.

Statutory Consultee:	Natural Resources Wales
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I am contacting you in connection with the above because the application site includes part of the Dulas Brook within **River Wye (Tributaries) SSSI** and **River Wye Special Area of Conservation (SAC)**. As such, Natural Resources Wales are concerned that the proposed development should not have an adverse impact on the Key riparian features of interest at this site, namely freshwater habitat and streamside woodland, Atlantic salmon, Bullhead Brook/River Lamprey, Otter and White Clawed Crayfish.

We understand that an ecological report is being commissioned and a key part of this should be an assessment of the potential impacts on the these habitats and species, including loss of riparian habitat, silt run-off from tracks/stream crossings, pollution arising from waste water and fuels and disturbance caused from increased use of the facility, lighting and the provision of accommodation on site. This information will be needed by the Planning Authority in order to carry an assessment in relation to the **Conservation of Habitats and Species Regulations 2017**. NRW would be happy to provide further advice to your Ecological Consultant in relation to these protected sites and the environmental assessment of this application.

We assume that the planning application form on your website is in draft, but advise that the information in section 12 will need amending as there are both protected sites (see above) and protected species (otter and white-clawed crayfish) **within** the application site. Information on foul sewage disposal (question 13) will also be vital in determining any potential impacts on the SSSI/SAC water course.

Response from Applicant /Agent

We are grateful to Natural Resources for their response and will undertake with our Clients and consultants to address the pertinent issues which have been raised in preparation of the formal planning application. An ecological assessment has been commissioned and is appended to the application pack.

Statutory Consultee:	Clwyd Powys Archaeological Trust (CPAT)
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Thank you for the consultation on this pre-application proposal.

Having checked the Historic Environment Record I can confirm that there are no archaeological implications for the proposed development at this location.

Response from Applicant / Agent

We note the response of Clwyd Powys Archaeological Trust that there are no archaeological implications for the proposed development.

Statutory Consultee:	CADW
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Thank you for consulting Cadw on the above pre-application consultation.

Located within a 3km buffer of the application area are:

Scheduled monuments:

- RD030 Caer Du
- RD122 Carneddau Round Cairn
- RD123 Cwm Berwyn Camp
- RD126 Roman Earthworks S of Llandrindod Wells
- RD127 Llwyn-Ceubren Round Barrow
- RD141 Two Cooking Mounds 350m W of Llwynceubren, Howey
- RD145 Earthwork 100m N of Caer Du, Howey
- RD149 Castle Bank Hillfort
- RD158 Pant y Rhiw Medieval Settlement
- RD175 Upper House Platform House
- RD219 Carneddau, standing stone to SSW of
- RD220 Carneddau, round cairn on N end of
- RD221 Carneddau, cairn on N end of
- RD222 Cwm-berwyn round cairn
- RD223 Upper House round cairns
- RD225 Court standing stone
- RD228 Castle Bank ring cairn
- RD231 Broomy Hill, standing stone on S
- RD235 Carneddau round cairns

Registered historic parks and gardens:

PGW (Po) 19(POW) Pencerrig (grade II)

Due to a combination of distance, intervening topography and vegetation it is unlikely that the proposal will be visible from any of the above scheduled monuments or the registered historic park and gardens. It is unlikely there will be any effect on the setting of the scheduled monuments or the registered historic park and garden. We therefore have no comments to make.

Response from Applicant / Agent

The response from CADW is that it is unlikely there will be any effect on the setting of scheduled monuments or the registered historic park and garden and that they therefore have no comments to make. This is duly noted.

Statutory Consultee:	Welsh Water/Dwr Cymru
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I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would advise there is **no objection** to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.

SEWERAGE / SEWAGE TREATMENT

There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.

WATER SUPPLY

A water supply can be made available to service this proposed development.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our

response please do not hesitate to contact our dedicated team of planning officers, either on **REDACTED** or via email at [REDACTED](#)

Response from Applicant / Agent

The response from Welsh Water that they have no objection to the proposed development is noted.

Statutory Consultee:	Highways Authority, Powys County Council
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I recently refused an application down this road so as it stands I will have no option than to refuse this development. I note that you propose to improve the access, but the roads from the trunk road are substandard and lack an adequate number of passing bays. Have you consulted WG about the junction onto the trunk road? The junction is far from ideal and I could see some negative comments coming from them if they are consulted.

Without significant improvements to the County Highway and possibly the trunk road junction, then my initial thoughts are that I will have to oppose the application.

Response from Applicant / Agent

We note the Local Highways Authority’s concerns about substandard county roads; their advice that we consult with the Trunk Road Agency about the junction from the A483 and that without significant improvement to the road network they are unlikely to support an application.

Since that time we have met with officers from Powys County Council and with our transport consultant. Substantial improvements to the existing highway network within the Local Highway Authority’s jurisdiction were discussed and agreed and this information forms part of the planning application, including junction improvements to the trunk road with increased visibility splays based on national speed limits.

No comments were received from the following statutory consultees:

Local Authority Planning Officer

PCC Built Heritage Officer

Land Drainage

Kirsty Williams AM’s office

Community Consultee:	Disserth and Trecoed Community Council
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Thank you for your email which was placed before my Council at its meeting held on 11th September 2018.

My Council thanks you for contacting them and presently have no comments to make other than they await the receipt of the full planning application once submitted.

Response from Applicant / Agent

We note the response from the Community Council and look forward to their comments once they have considered the formal planning application.

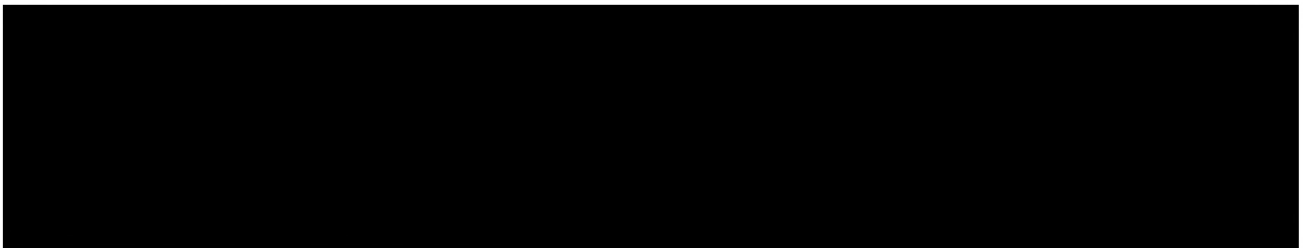
Community Consultee:	Chris Davies, Member of Parliament
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Thank you for your email. This is an **automated response** to let you know that your email has been received safely.

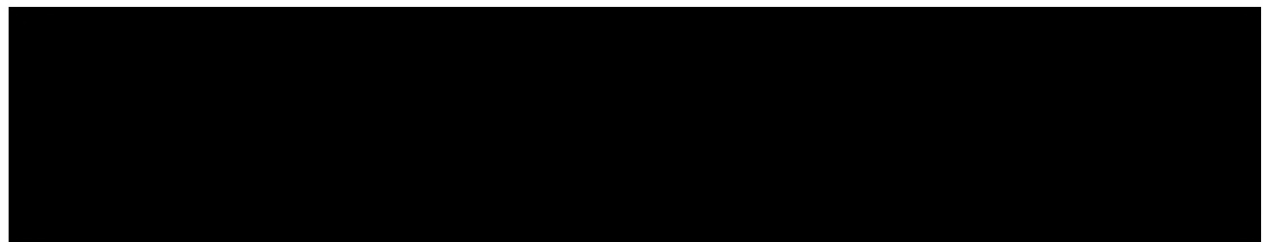
Response from Applicant / Agent

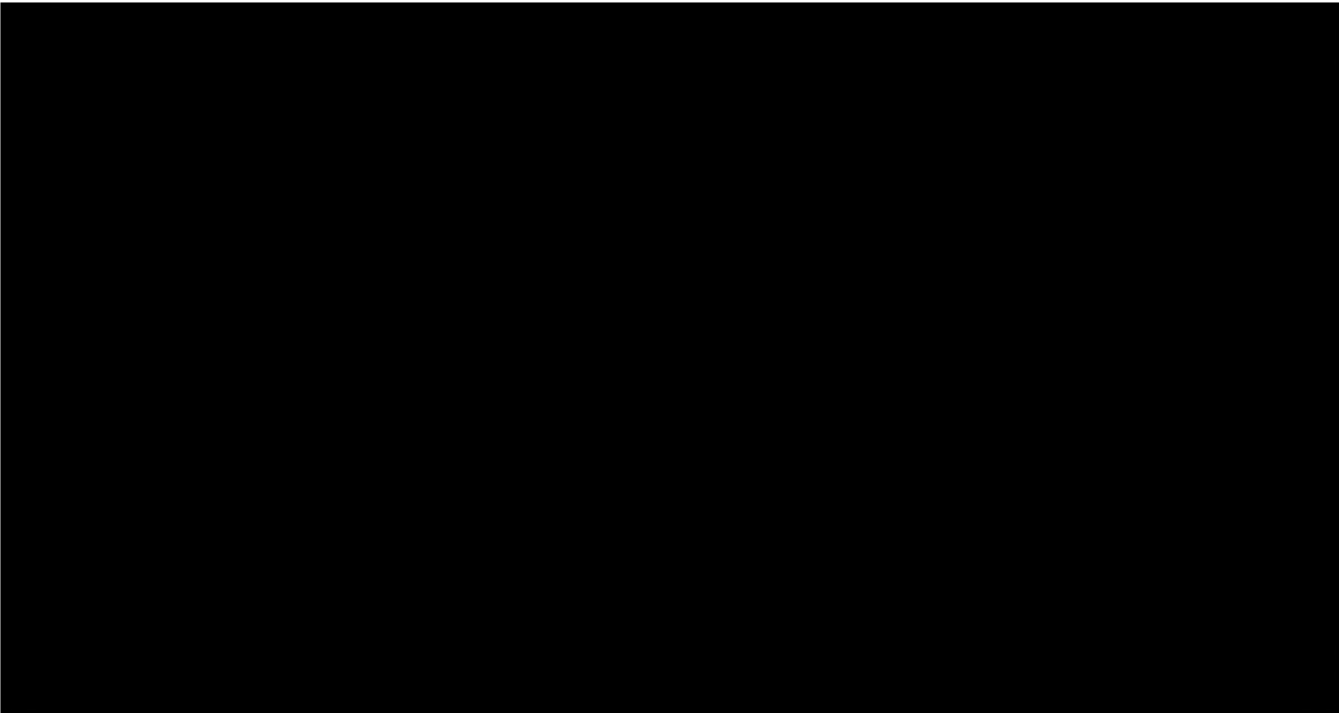
We have received no further comment from this consultee in respect of this consultation exercise.

Community Consultee:	Resident (1)
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Community Consultee:	Resident (2)
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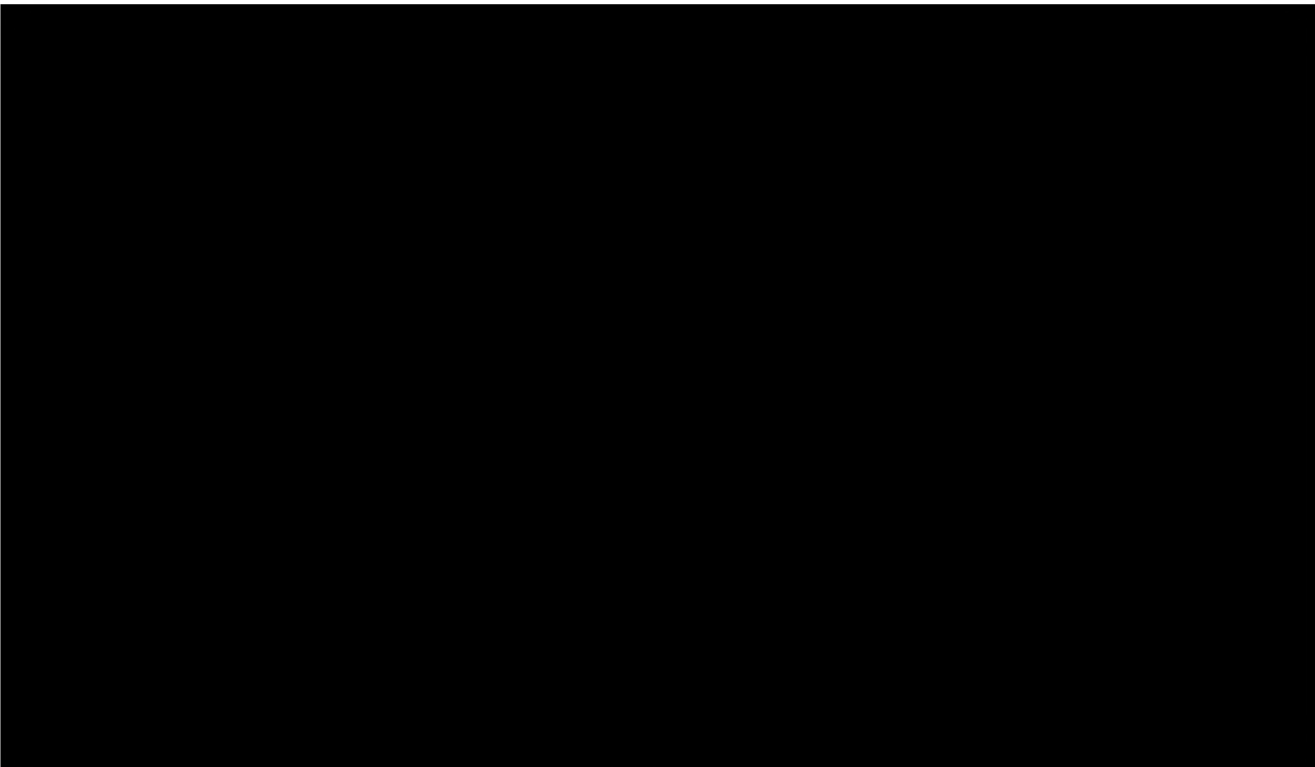


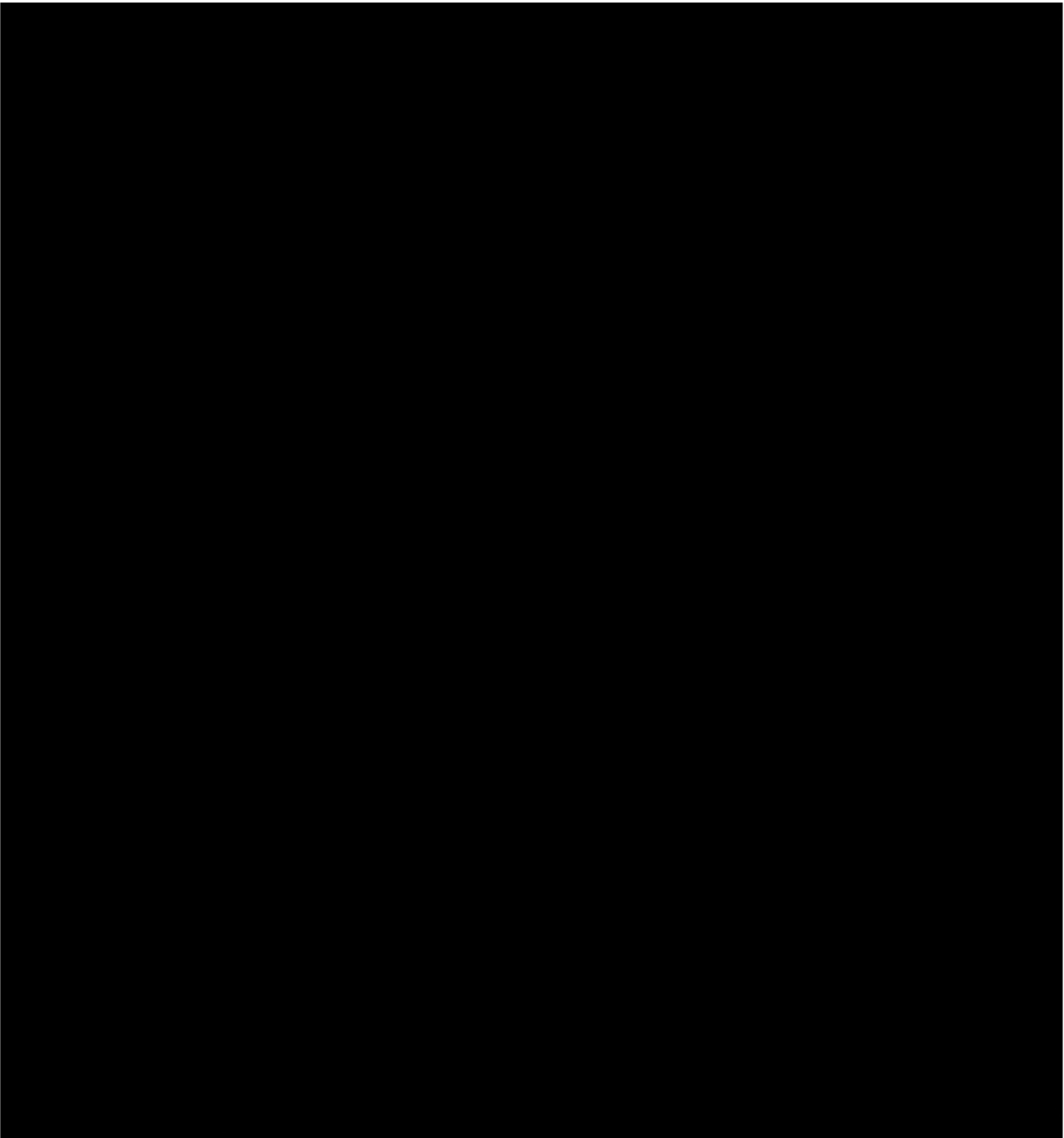


Community Consultee:	Resident (3)
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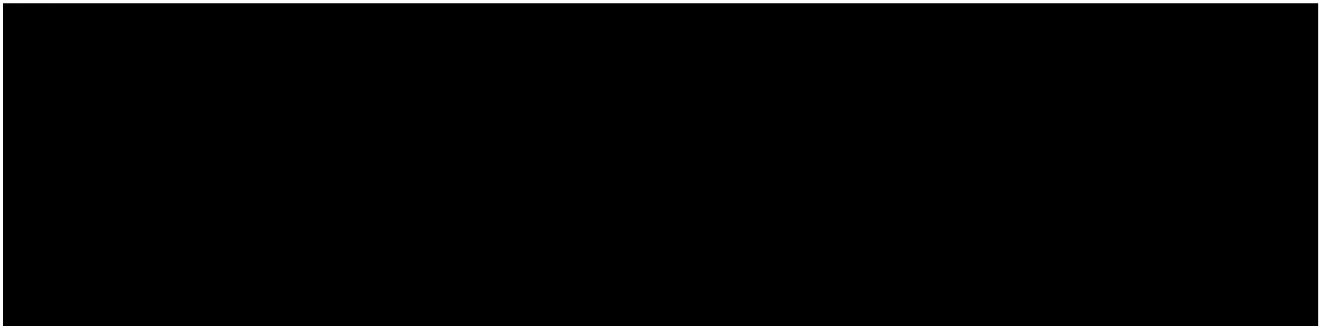
Community Consultee:	Resident (4)
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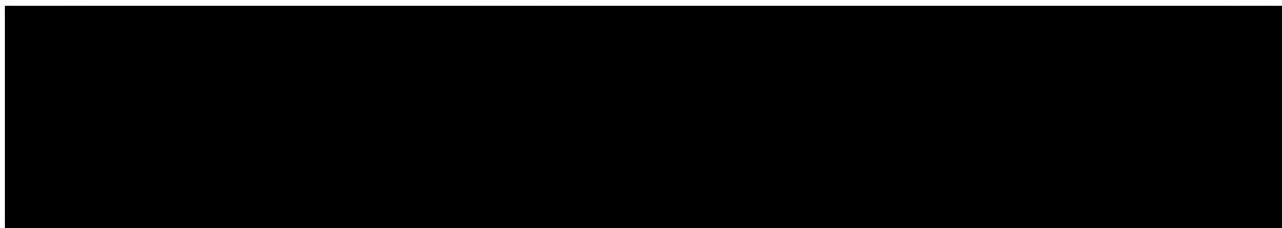


Community Consultee:

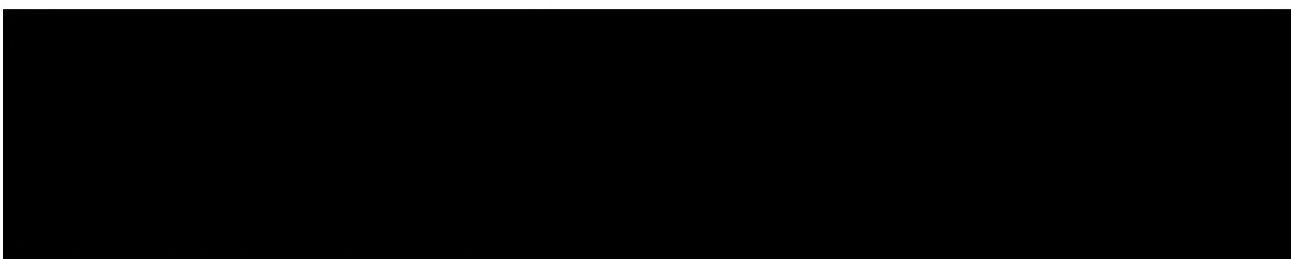
Resident (5)



Community Consultee:	Resident (6)
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Community Consultee:	Resident (7)
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Response from Applicant / Agent

We are grateful to the residents for their responses. Whilst not all of these submissions constitute objection we note that there are shared concerns especially in connection with vehicular access to and from the site along narrow county roads.

These responses have informed our approach to this application especially in relation to highways improvements. A full technical appraisal has been commissioned to examine the existing highways network in detail. This is included in the application pack.

The appraisal also outlines improvements to the highway network in the form of:

- increased width of visibility splays to the A483 trunk road**
- improvements in width and visibility splays to 2 no. junctions to the site**
- inclusion of passing spaces from the trunk road to the application site**

We apologise for the issues in relation to the online form and have undertaken to ensure that this facility is functional in future. However, judging from the volume and detail of representations it is unlikely that respondents were prevented or deterred from participating in this exercise as a result of difficulties with the online form.

The detailed response from Resident 7 contains a wealth of professional and local knowledge on which the respondent is basing their objection to this proposed application. There are a number of pertinent issues here that we have discussed with our client and which have helped inform this planning application.

Appendix A - Schedule notice / Site notice

SCHEDULE 1B

Articles 2C & 2D

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ('LPA'). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representation to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed Development at **Land adjacent to Rhyd-Blawd Farm, Dissersh, Builth Wells, Powys, LD2 3TL**

I give notice that **Future Moto Limited** is intending to apply for planning permission for a **Moto-Cross experience centre and holiday lodges at an existing motorsport venue.**

You may inspect copies of:

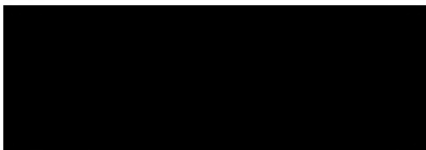
- The proposed application
- The plans; and
- Other supporting documents

online at: www.hughesarchitects.co.uk/contents/consultations or by contacting the community council at dissershcc@gmail.com or at **10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF**

Anyone who wishes to make representations about this proposed development must write to the agent at **Hughes Architects Ltd, 29 Broad Street, Newtown, Powys SY16 2BQ.**

By **30th October 2018**

Signed:

A large black rectangular redaction box covering the signature of the agent.

Date: **1st October 2018**

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygaid arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ('ACLI'). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn **Tir cyfagos i fferm Rhyd-y-blawd, Diserth, Llanfair-ym-Muallt, Powys, LD2 3TL**

Rwyf yn hysbysu bod **Future Moto Limited** Yn bwriadu gwneud cais am ganiatad cynllunio am:
Canolfan profiad MOTO-Cross a lletiau gwyliau mewn lleoliad chwaraeon moduron presennol

Gellwch archwilio copiau o'r canlynol:

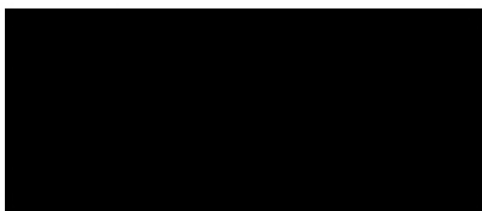
- Y cais arfaethedig;
- Y cynlluniau; a
- Dogfennau ategol eraill

Ar-lein ar www/hughesarchitects.co.uk/contents/consultations neu drwy gysylltu â'r Cyngor Cymuned yn fel y ganlyn: dissertcc@gmail.com neu **10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF**

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn a'r datblygiad arfaethedig hwn ysgrifennu at yr asiant **Hughes Architects Ltd, 29 Broad Street, Y Drenewydd, Powys, SY16 2BQ.**

Erbyn: **30ain Hydref 2018**

Llofnod:



Dyddiad: **1af Hydref 2018**

Appendix B - Letters to Residents

Our Ref: T046

1st October 2018

Dear Sir/Madam

Moto-Cross experience centre and holiday lodges at an existing motorsport venue

Land adjacent to Rhyd-Blawd Farm, Dissersh, Builth Wells, Powys, LD2 3TL

We act as Architects and Planning Consultants on behalf of Future Moto Limited who intend to apply for planning permission for a Moto-Cross experience centre and holiday lodges at an existing motorsport venue.

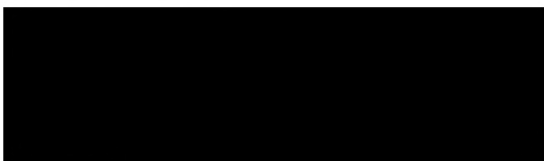
Prior to lodging a planning application with Powys County Council we must undertake local consultation and take account of the comments we receive as part of the application.

Copies of the proposed application documents including plans are available on our website at: www.hughesarchitects.co.uk/content/consultations . A physical copy of the information has also been sent to Dissersh and Trecoed Community Council who can be contacted at dissershcc@gmail.com or by writing to the clerk at **10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF.**

Should you wish to make representations about the proposed development you will need to write to us at **Hughes Architects, 29 Broad Street, Newtown SY16 2BQ** or complete and return the online form, which can be found on our website, by **30th October 2018**

Once submitted, the Local Planning Authority (Powys County Council) will publish the application and you will have the opportunity to make further comment at that stage.

Yours faithfully



Doug Hughes RIBA

Enc: Schedule 1C Notice

Appendix C – Letter to Consultees

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

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is intending to apply for planning permission for a **Moto-Cross experience centre and holiday lodges at an existing motorsport venue**

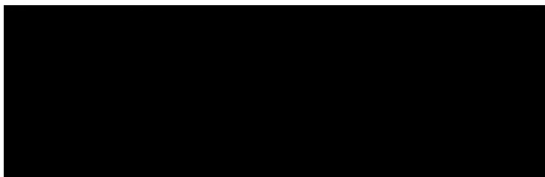
A copy of the proposed application; plans; and other supporting documents can be viewed online at:

www.hughesarchitects.co.uk/contents/consultations

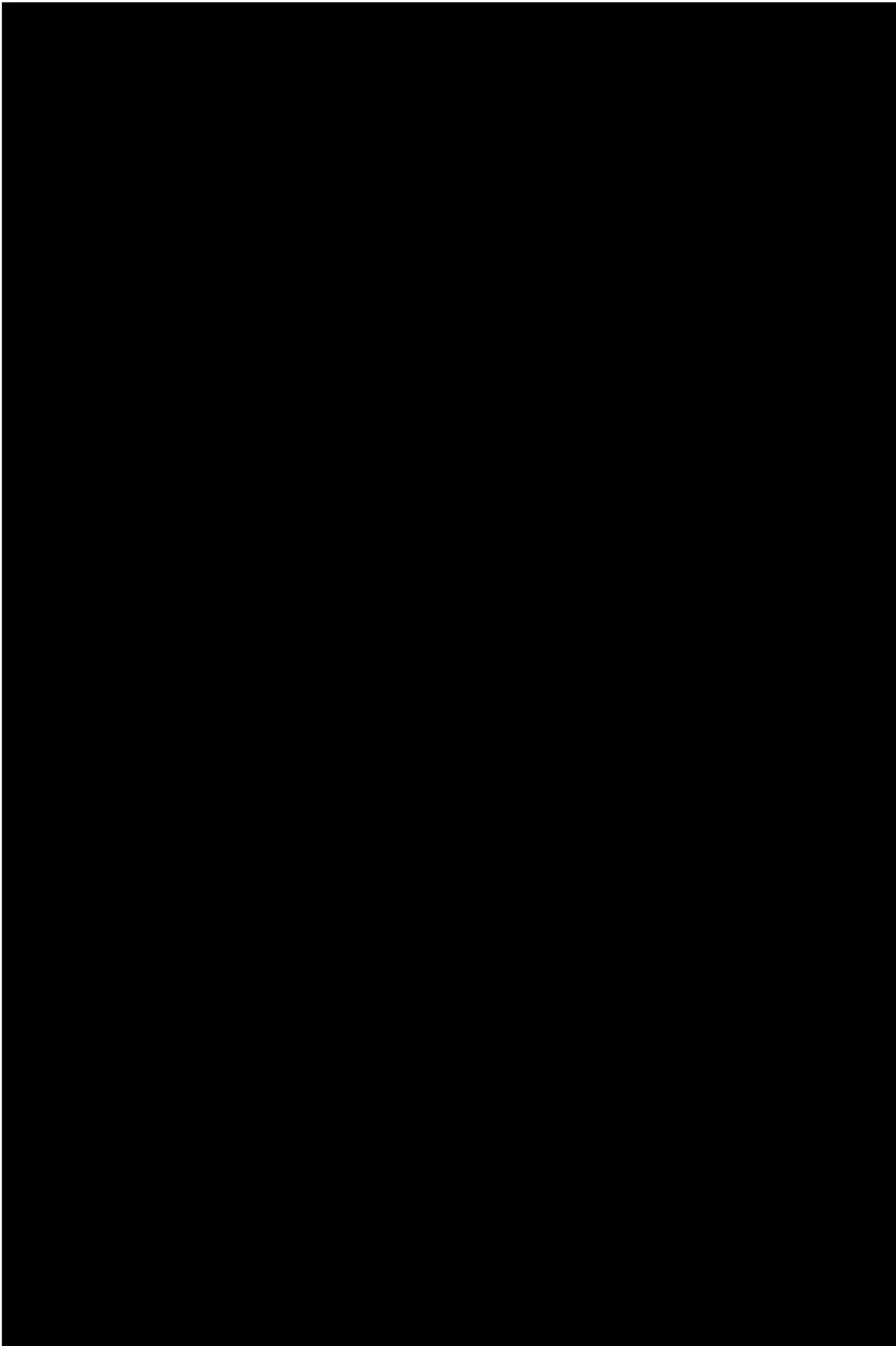
or by contacting Dissersh and Trecoed Community Council at dissershcc@gmail.com or **10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF**

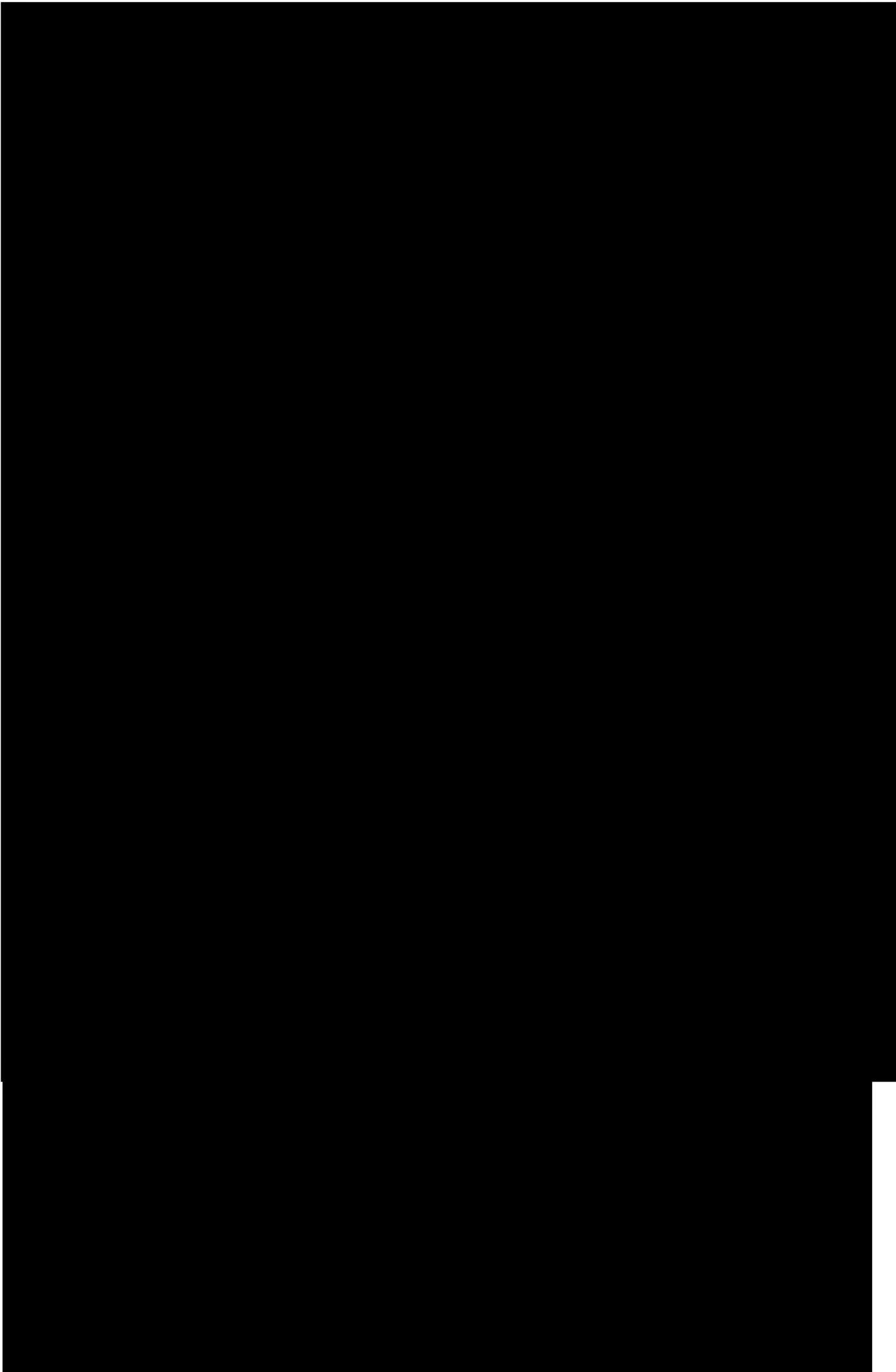
In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to **Hughes Architects Ltd, 29 Broad Street, Newtown, SY16 2BQ** by **30th October 2018**.

Signed:

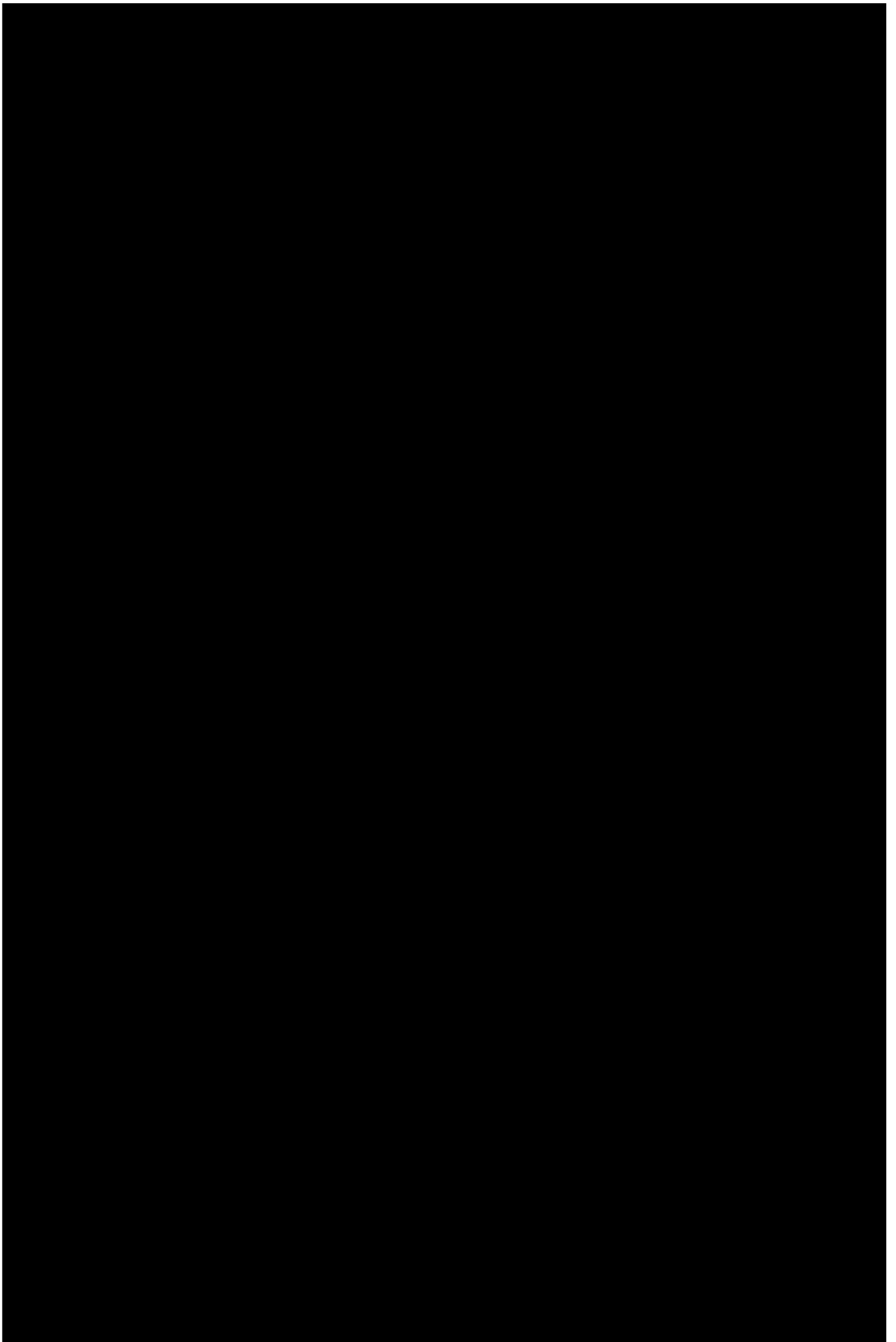
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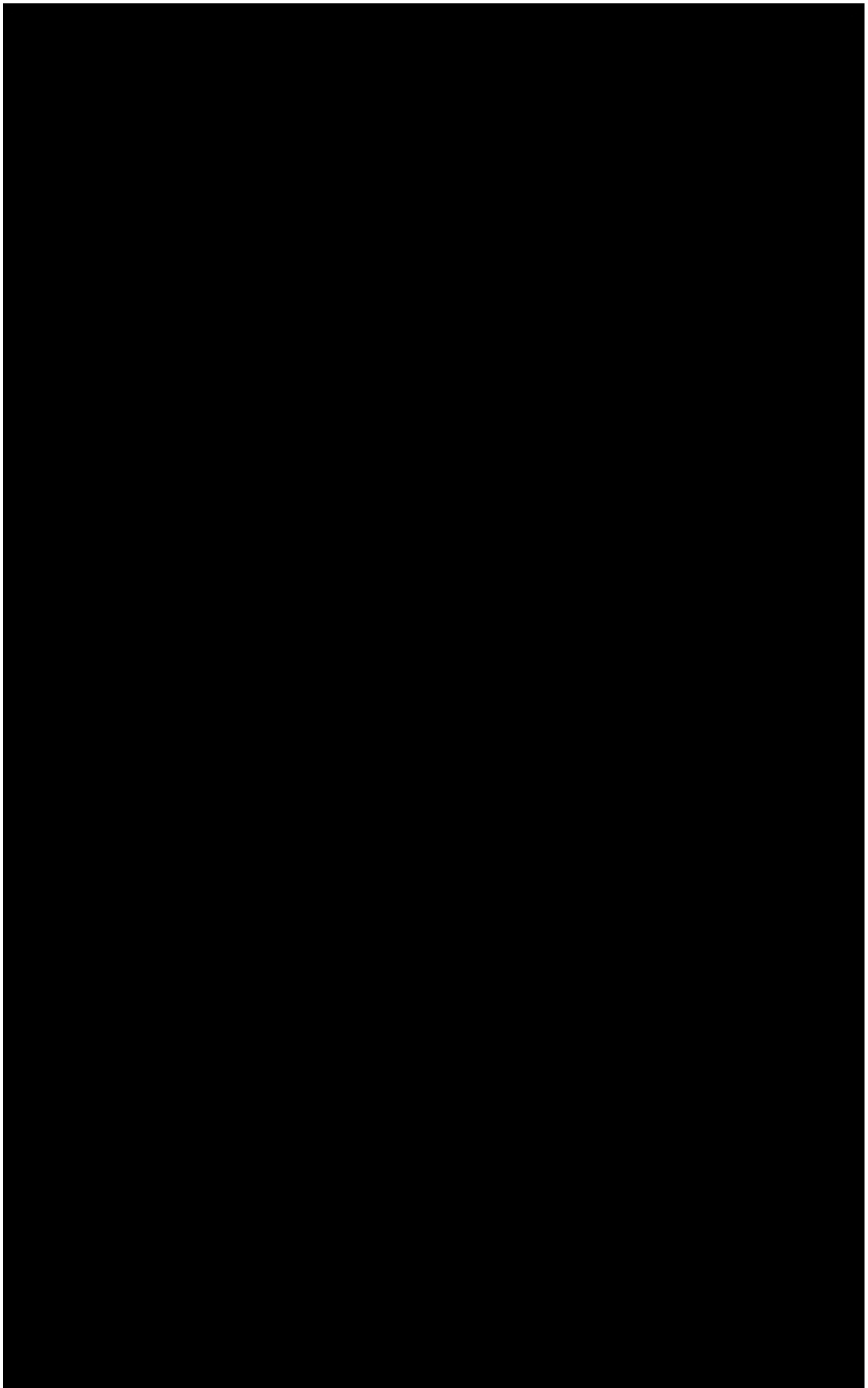
Date: **1st October 2018**

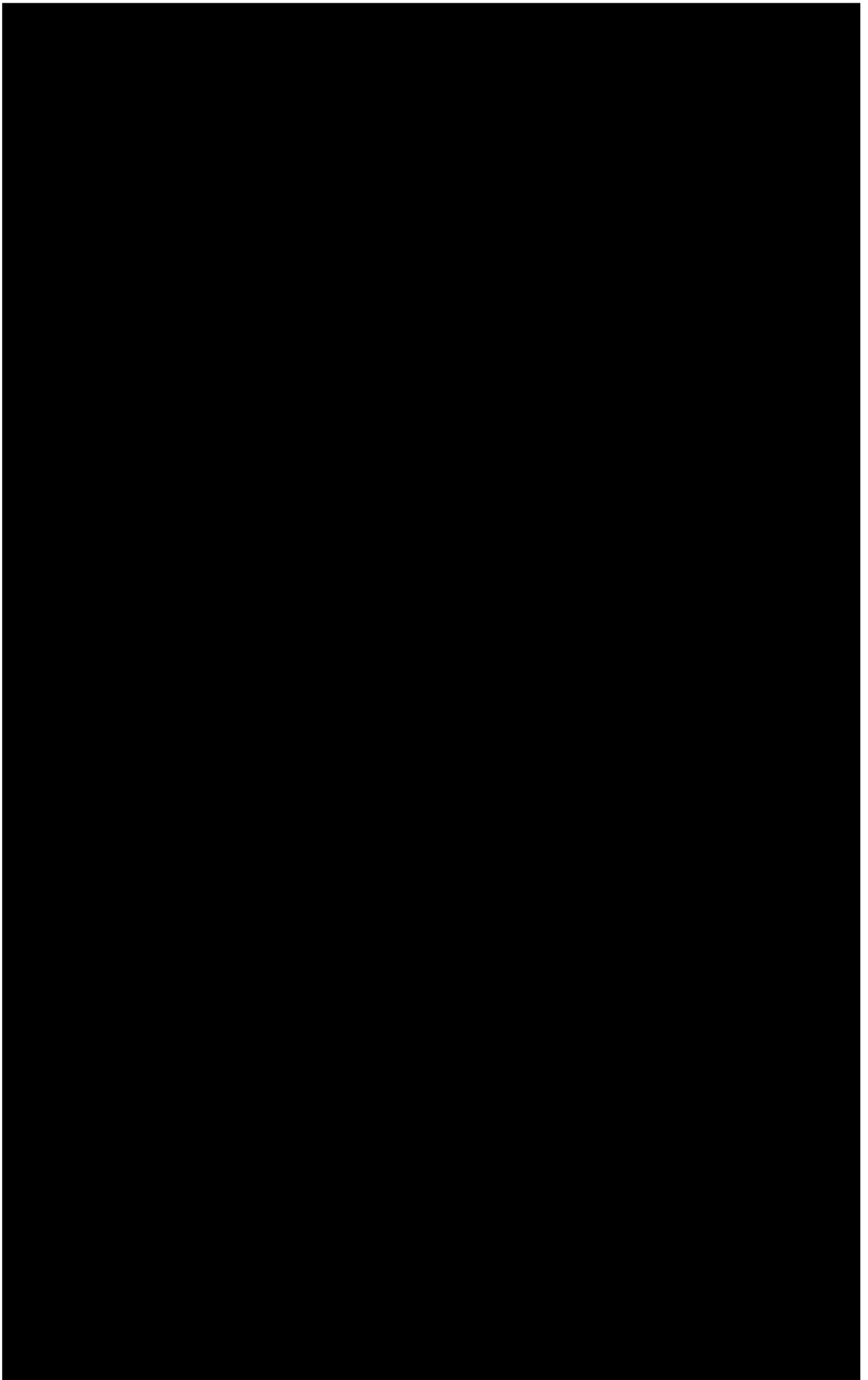


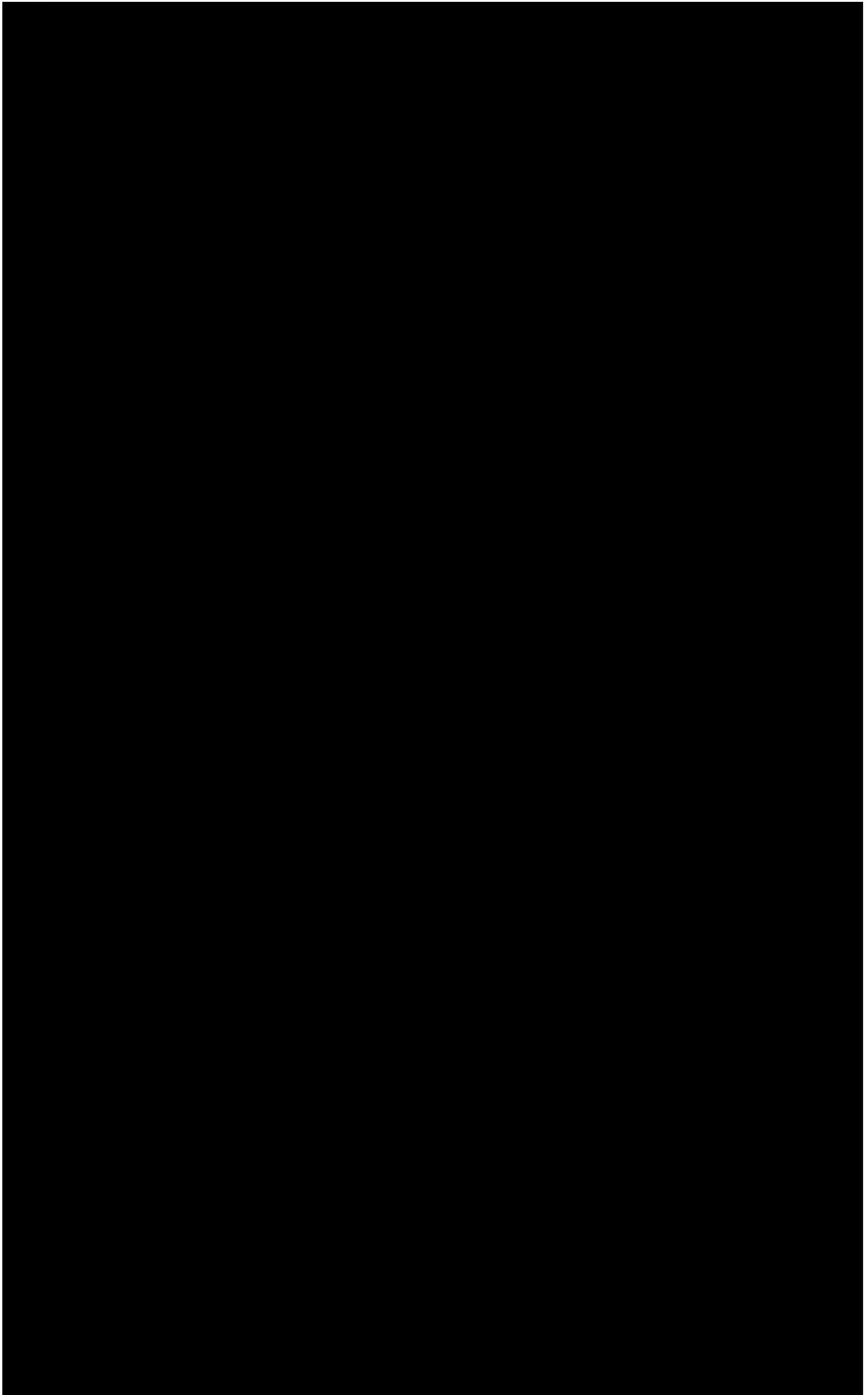


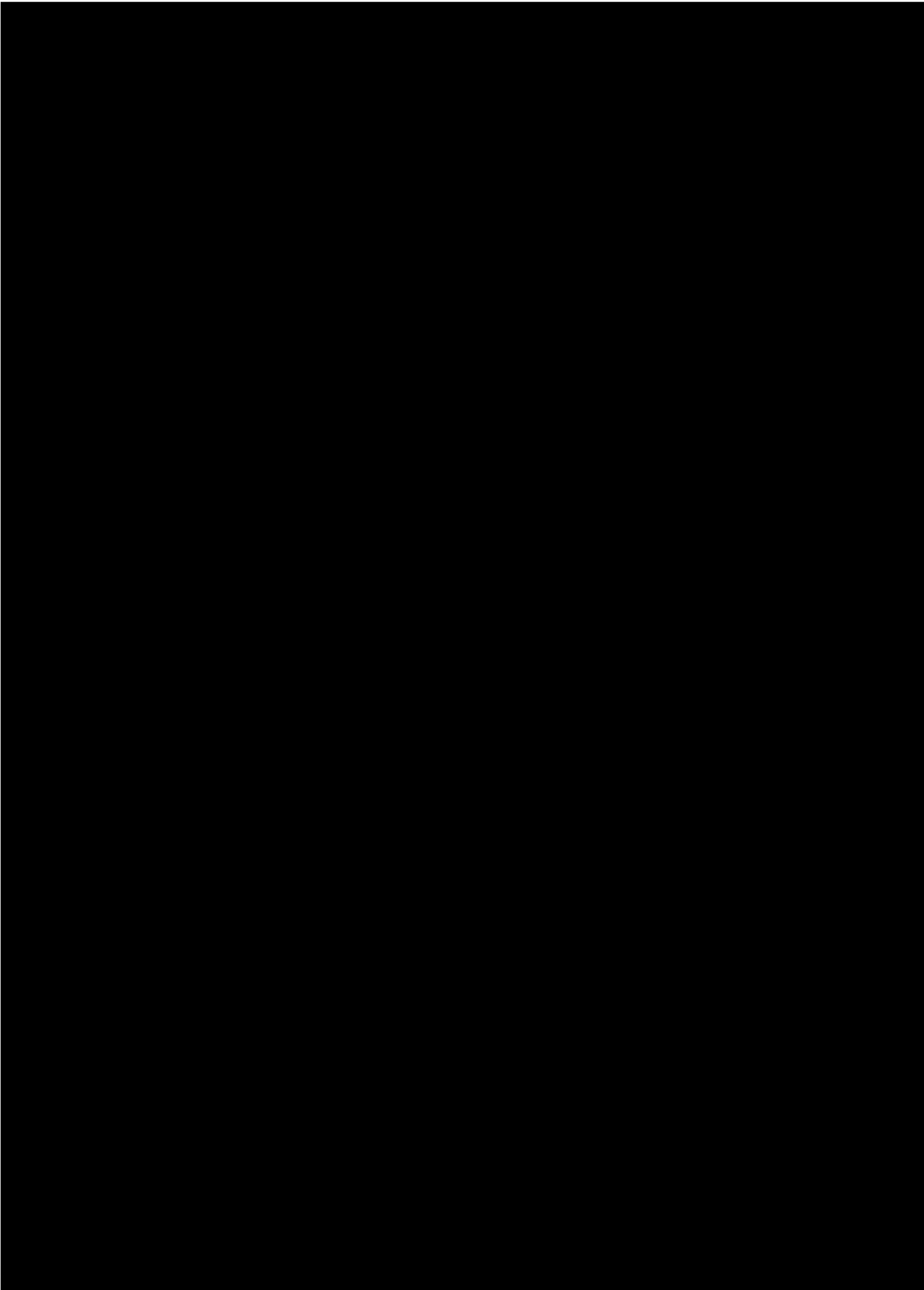


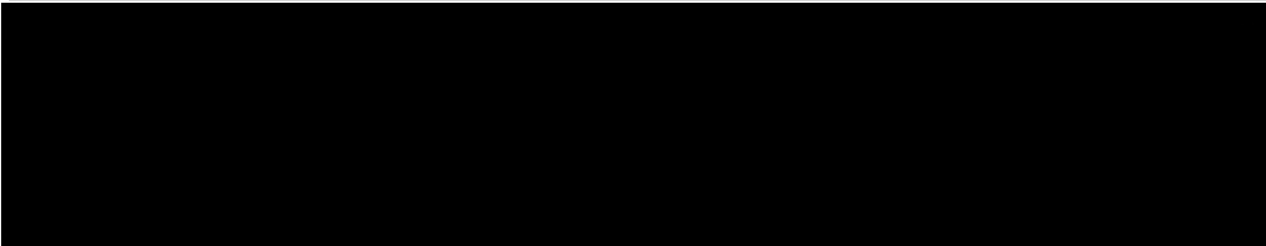
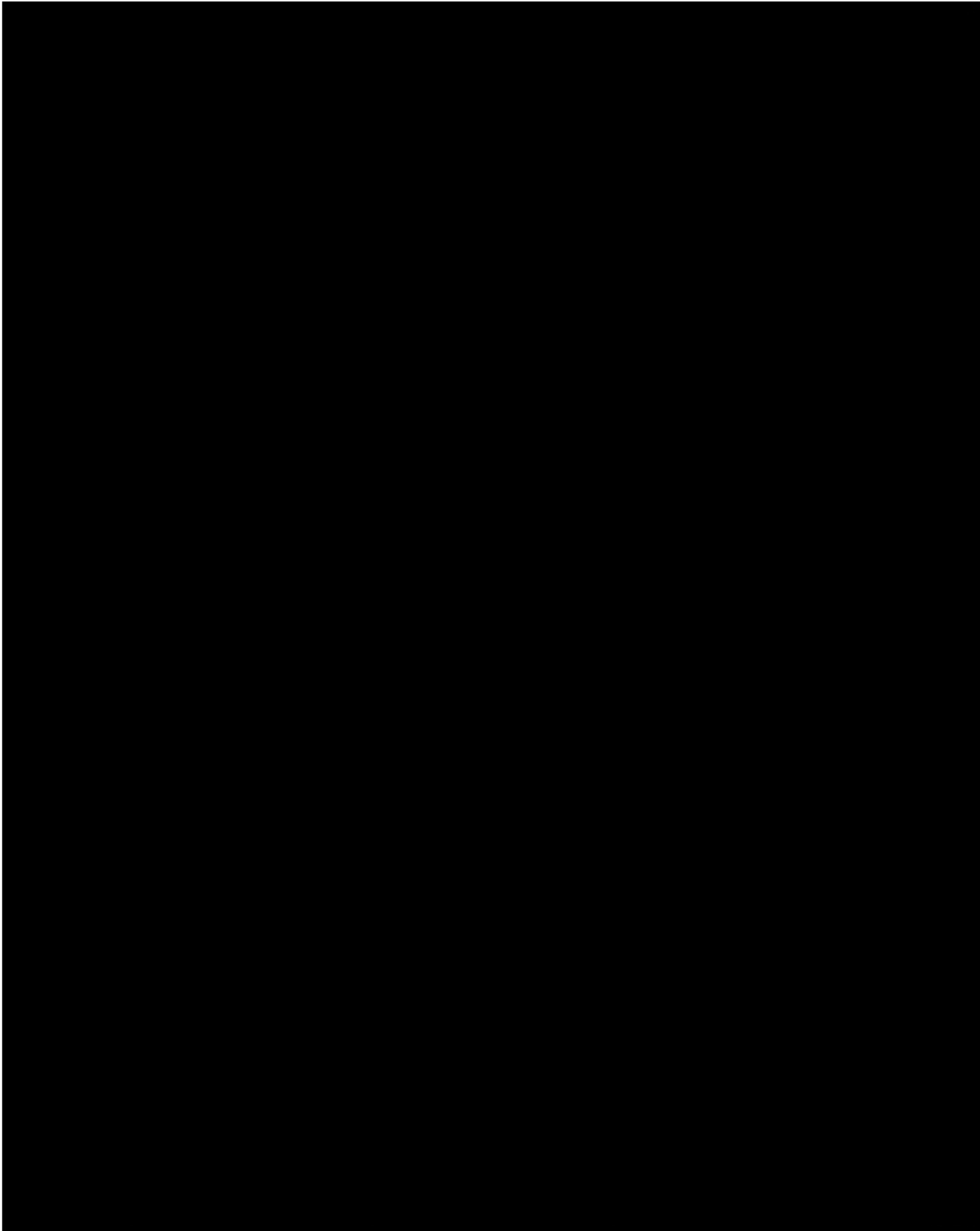


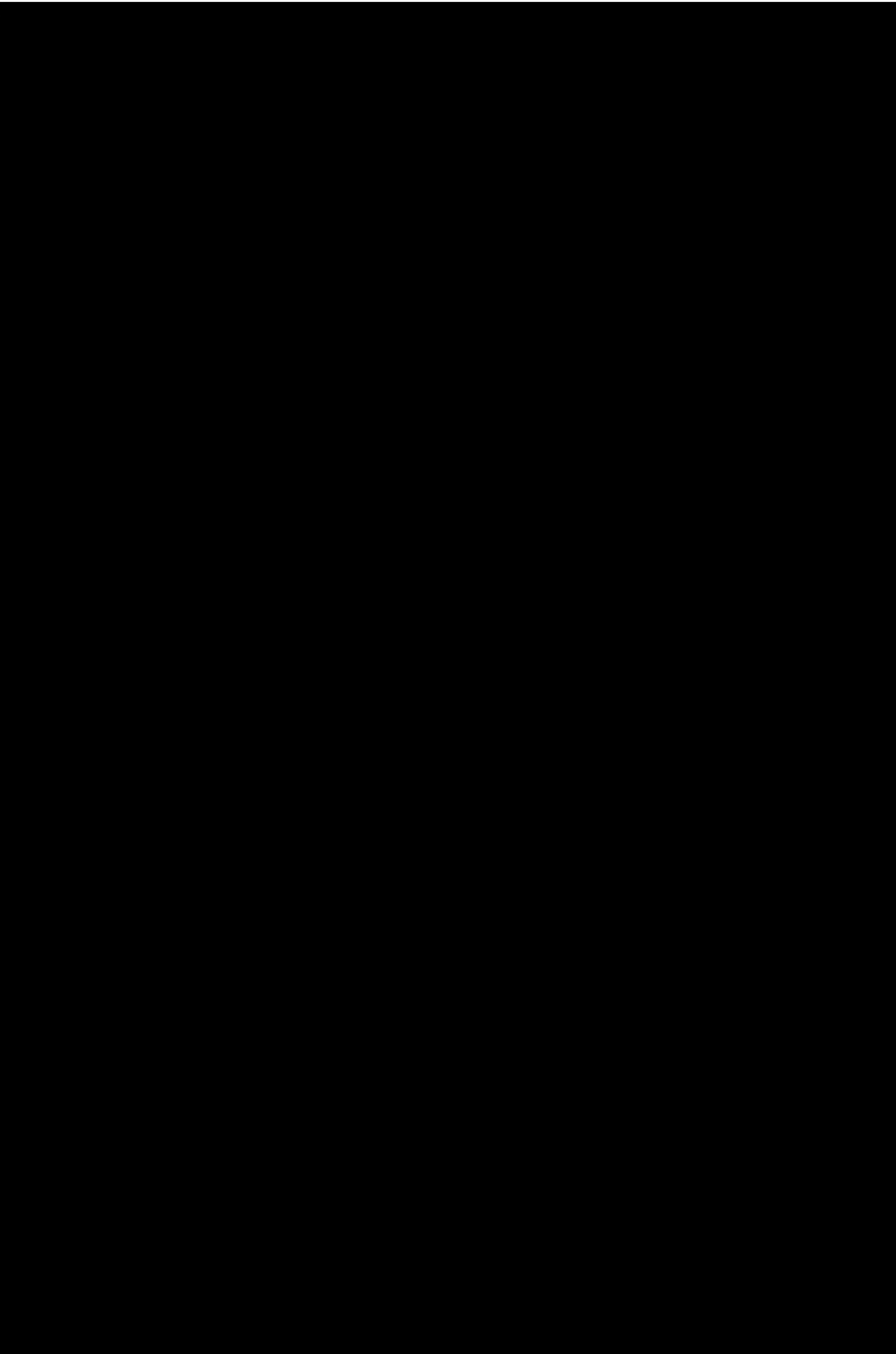








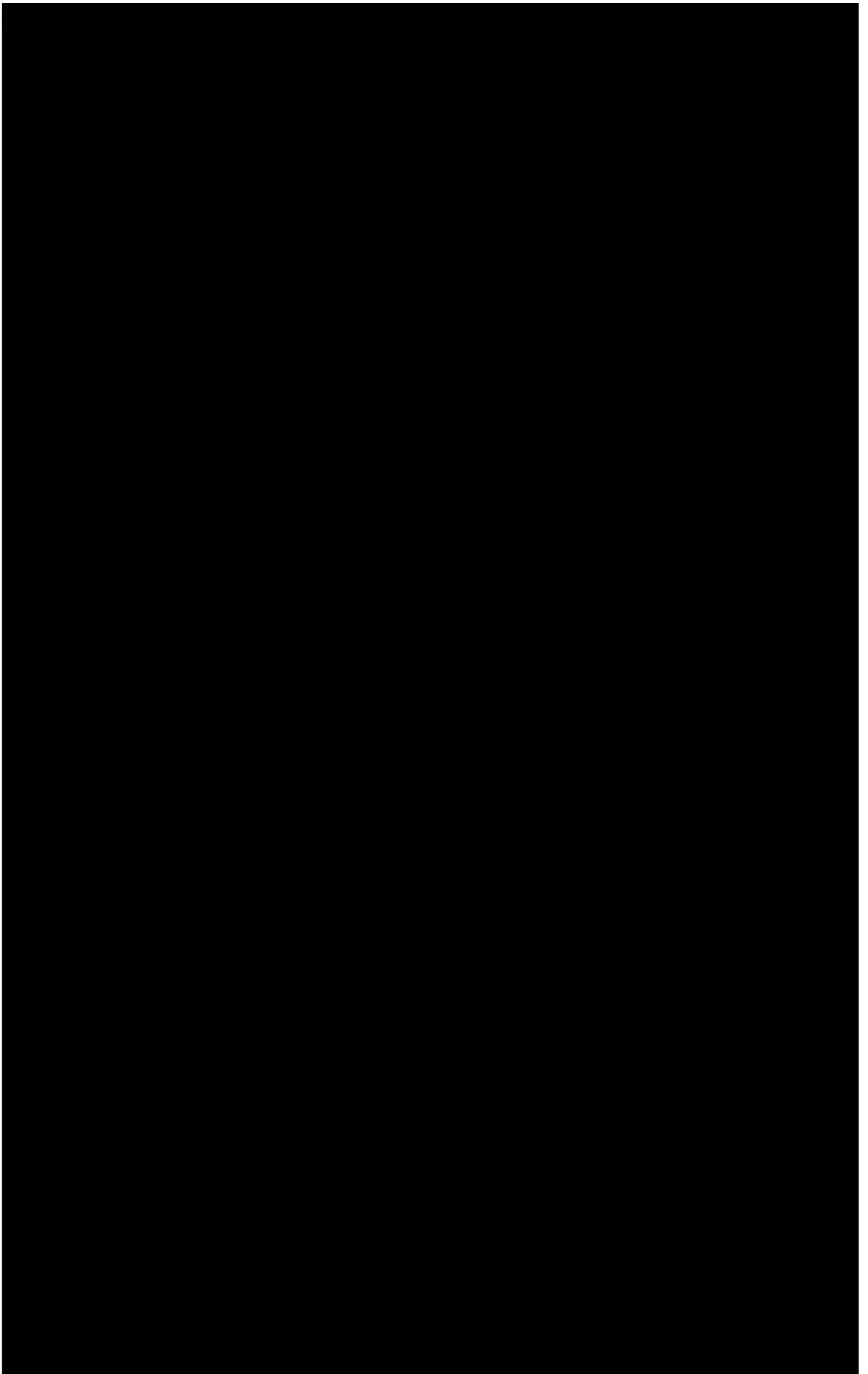


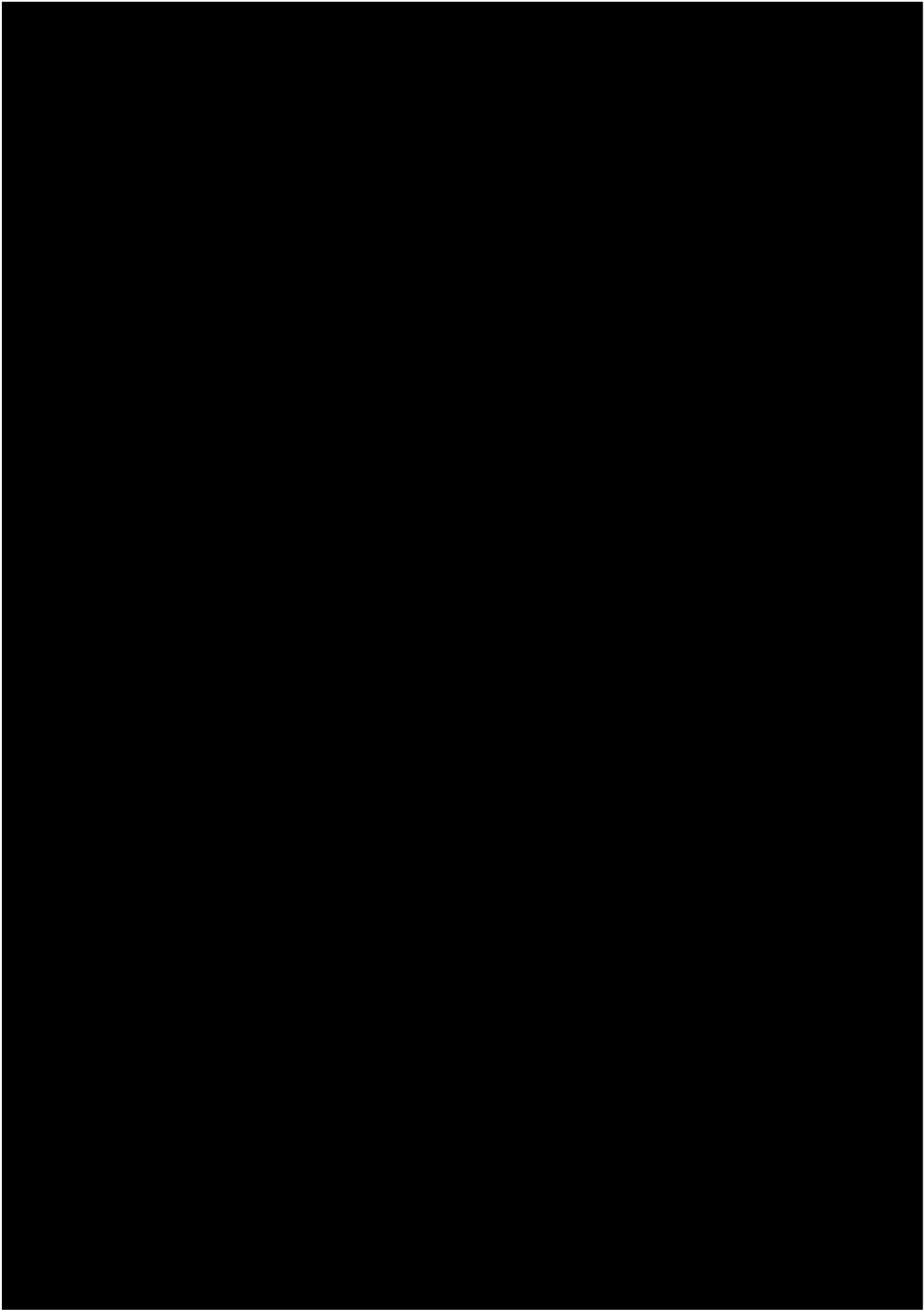


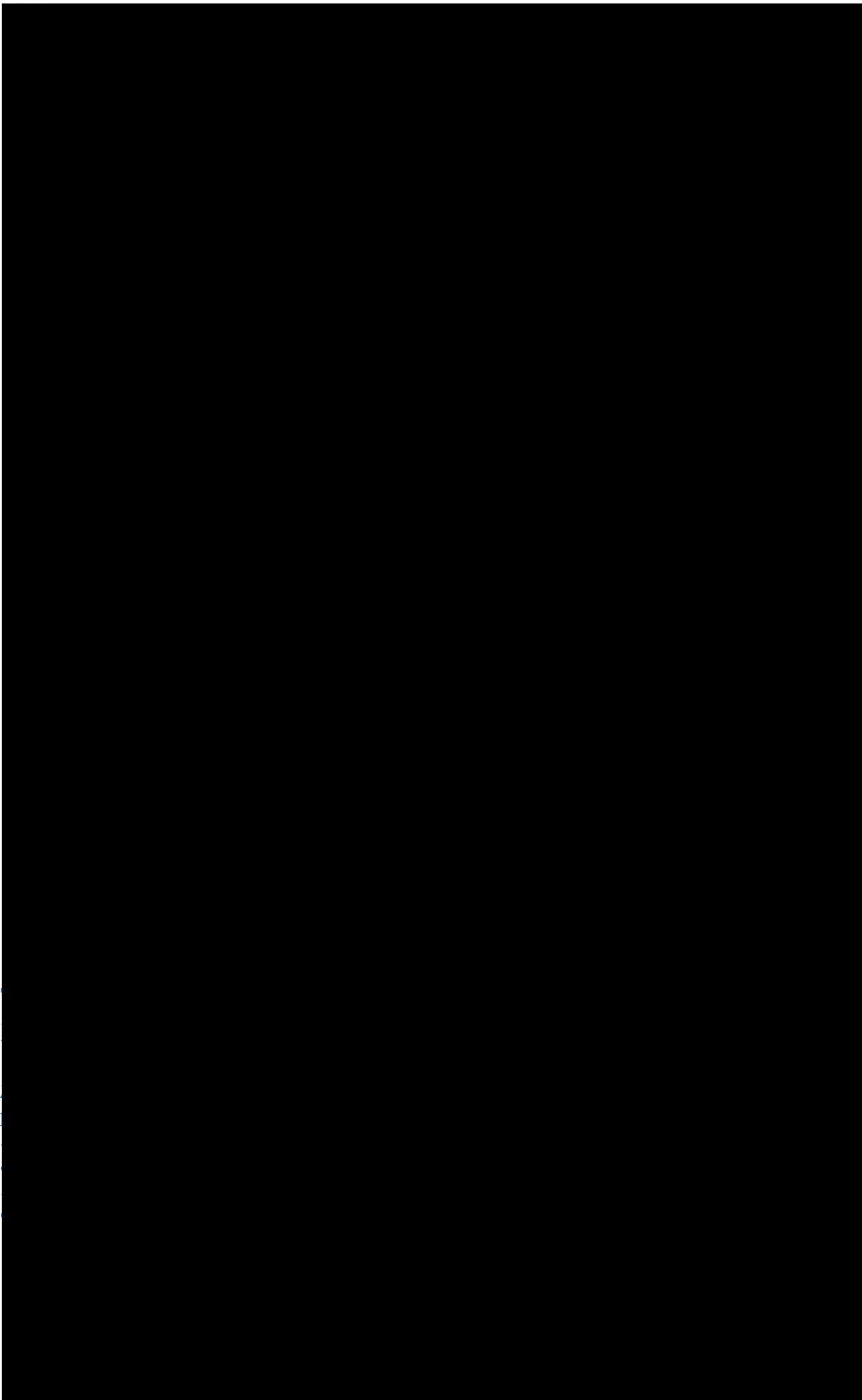
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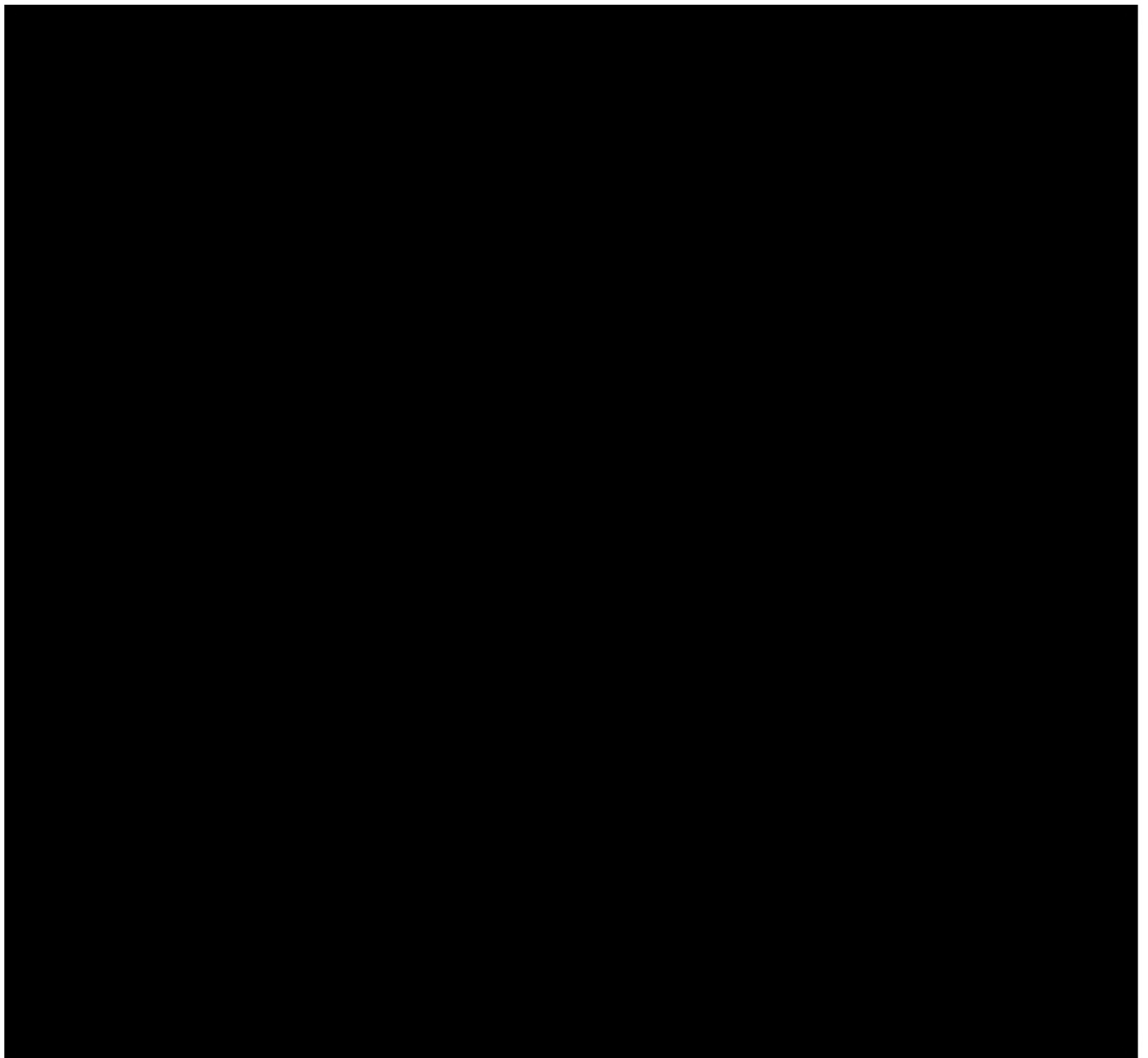
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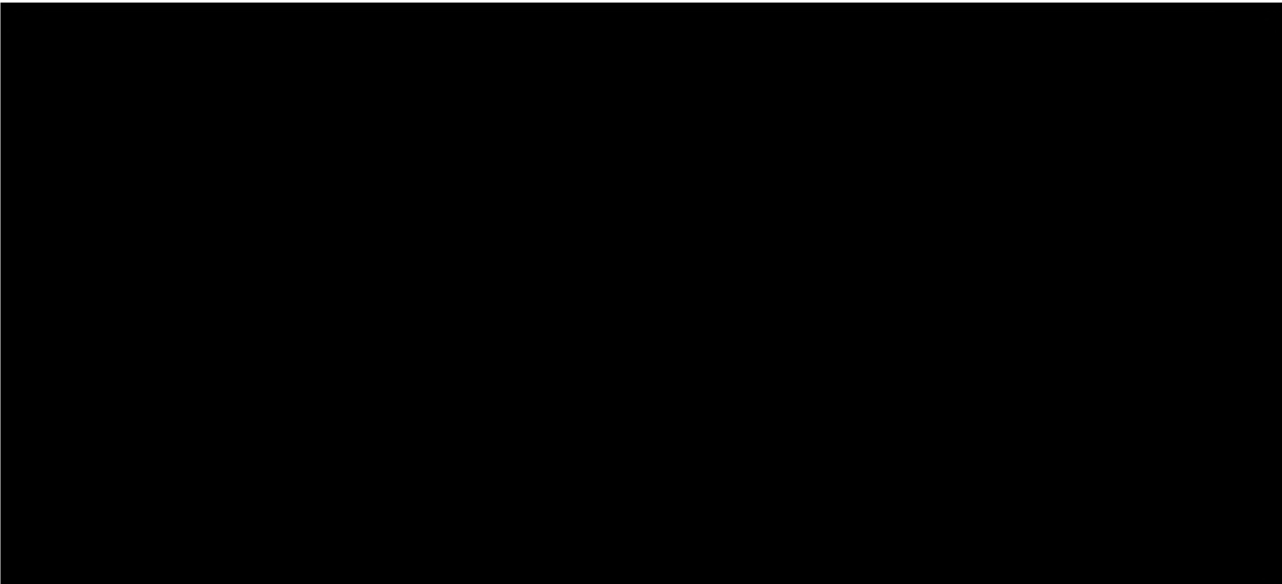
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APPENDIX E – PHOTOGRAPHIC RECORDS

SCHEDULE 1B

Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
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Proposed Development at Land adjacent to Rhyd-Blawd Farm, Dissersh, Builth Wells, Powys, LD2 3TL

I give notice that Future Moto Limited

is intending to apply for planning permission for a Moto-Cross experience centre and holiday lodges at an existing motorsport venue.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

online at www.hughesarchitects.co.uk/contents/consultations or by contacting the community council at dissershcc@gmail.com or at 10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF

Anyone who wishes to make representations about this proposed development must write to the agent at Hughes Architects Ltd, 29 Broad Street, Newtown, Powys SY16 2BQ.

By 30th October 2018

Signed:



Date: 1st October 2018

...on any related planning application. You should note that
placed on the public file.

Proposed Development at **Land adjacent to Rhyd-Blawd I
Wells, Powys, LD2 3TL**

I give notice that **Future Moto Limited**

is intending to apply for planning permission for a **Moto-Cross
holiday lodges at an existing motorsport venue.**

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

online at: www.hughesarchitects.co.uk/contents/consultation
community council at dissertthcc@gmail.com or at **10 Ddole Road
Powys, LD1 6PF**

Anyone who wishes to make representations about this proposed development
agent at **Hughes Architects Ltd, 29 Broad Street, Newtown, Powys, LD27 1JG**

By **30th October 2018**

Signed:



October 2018

SCHEDULE 1B

Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority (LPA). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representation to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed Development at **Land adjacent to Rhyd-Blawd Farm, Disserth, Bulth Wells, Powys, LD2 3TL**

I give notice that **Future Moto Limited**

is intending to apply for planning permission for a **Moto-Cross experience centre and holiday lodges at an existing motorsport venue.**

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

online at www.hughesarchitects.co.uk/contents/consultations or by contacting the community council at dissertcco@gmail.com or at 10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF

Anyone who wishes to make representations about this proposed development must write to the agent at **Hughes Architects Ltd, 29 Broad Street, Newtown, Powys SY16 2BQ.**

By 30th October 2018

Signed



Date: 1st October 2018

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- The plans; and
- Other supporting documents

online at www.hughesarchitects.co.uk/contents/consultations or by contacting the community council at dissertthcc@gmail.com or at **10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF**

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By **30th October 2018**

Signed:



Date: **1st October 2018**



SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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Anyone who wishes to make representations about this proposed development must write to the name of **Hughes Architects Ltd, 29 Broad Street, Newtown, Powys SY16 2BQ.**

By: 17 October 2016

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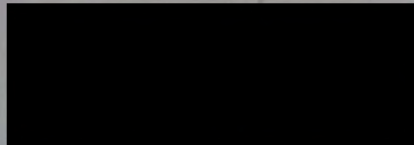
- The proposed application;
- The plans; and
- Other supporting documents

online at: www.hughesarchitects.com
community council at dissertthcc@gmail.com
Powys, LD1 6PF

Anyone who wishes to make representations
agent at **Hughes Architects Ltd,**

By 30th October 2018

Signed:

A large black rectangular redaction box covers the signature area.

Date: **1st October 2018**

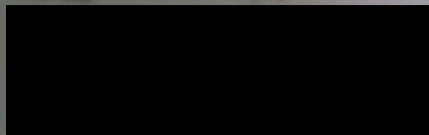
is intending to apply for planning permission for
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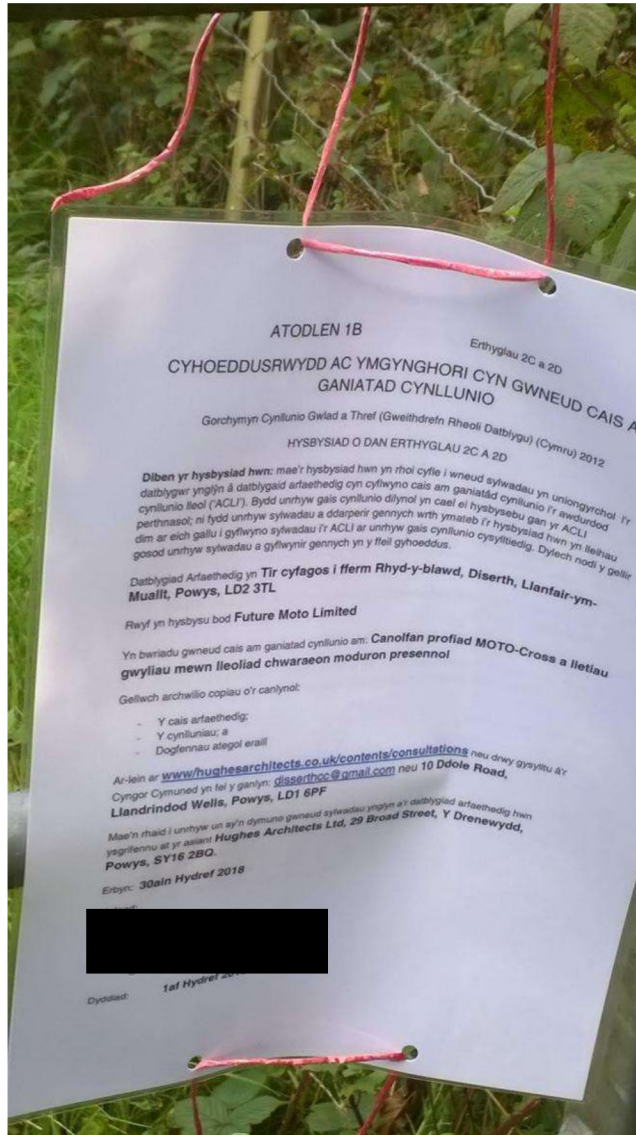
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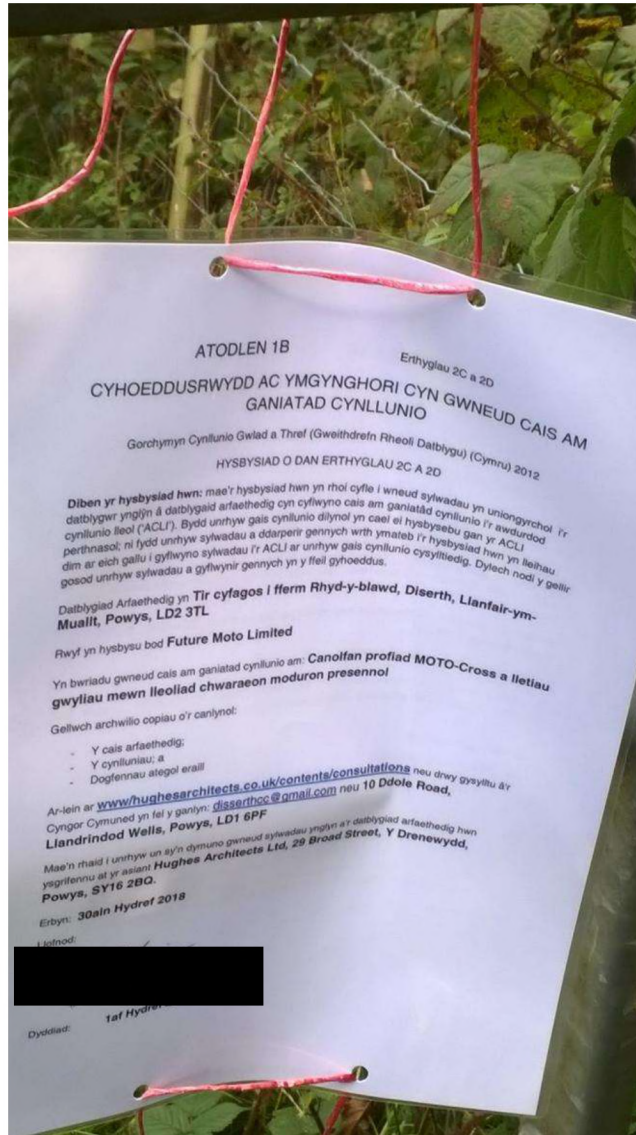
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online at www.hughesarchitects.co.uk
community council at dissertthcc@gmail.com
Powys, LD1 6PF

Anyone who wishes to make representations should contact the
agent at **Hughes Architects Ltd, 29 Broad Street, Llanidloes, Powys, LD1 6PF**
by **30th October 2018**







ATODLEN 1B

Erthyglau 2C a 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynghyd â datblygaid arfaethedig cyn cyflwyno cais am ganiatad cynllunio i'r awdurdod cynllunio lleol (ACL). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysu gan yr ACL i'r perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yr ACL dim ar eich gallu i gyflwyno sylwadau i'r ACL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gallir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn **Tir cyfagos i Herm Rhyd-y-blawd, Diserth, Llanfair-ym-Muallt, Powys, LD2 3TL**

Rwyf yn hysbysu bod **Future Moto Limited**

Yn bwriadu gwneud cais am ganiatad cynllunio am: **Canolfan profiad MOTO-Cross a lleoliad gwyliau mewn lleoliad chwaraeon moduron presennol**

Gellwch archwilio copïau o'r canlynol:

- Y cais arfaethedig;
- Y cynlluniau; a
- Dogfenau ategol eraill

Ar-lein ar www.hughesarchitects.co.uk/contents/consultations neu drwy gysylltu â'r Cyngor Cymuned yn ffeil y ganyll: diserthcc@gmail.com neu 10 Ddole Road, Llandrindod Wells, Powys, LD1 6PF

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynghyd â'r datblygiad arfaethedig hwn ysgrifennu at yr asiant **Hughes Architects Ltd, 29 Broad Street, Y Drenewydd, Powys, SY16 2BQ.**

Erbyn: **30ain Hydref 2018**

[Redacted area]

Dyddiad: **Taf Hydref**