

Pre-Application Consultation Report

V1.1

5* Holiday Lodge Park at Penstrowed Quarry



Lambe Planning & Design
Consultants for Planning, Design and Landscape

Client: Mr Graham Grigg, GF Grigg Ltd, Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG

Proposal Description: 5* Holiday Lodge Park at Penstrowed Quarry

Pre-Application Consultation Report

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1.00. Introduction

This Pre-Application Consultation (PAC) Report accompanies a full planning application by GF Grigg Ltd for a 5* Holiday Lodge Park at Penstrowed Quarry, the Lodges would be manufactured from timber in muted environmental colours in a low density informal layout with significant belts of additional landscaping.

- 1.01.** Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes applications for sites in excess of 1 hectare in site area and/or new development of over 1000sqm. Therefore, these proposals trigger the requirement for PAC.
- 1.02.** This PAC Report has been prepared by Lambe Planning and Design Ltd on behalf of GF Grigg Ltd and sets out how the applicant has complied with their duty to carry out pre-application consultation for the proposed Holiday Lodge Park at Penstrowed Quarry.
- 1.03.** The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 ‘Guidance on Pre-application Consultation’.
- 1.04.** These documents have shaped the consultation approach to ensure that all elements of the legalisation and guidance have been met when carrying out the Pre-Application Consultation.
- 1.05.** This PAC Report sets out how the consultation activities that were carried out, comply with the requirements of the Act. As well as a summary of the consultation responses received, what category of consultee these were received from and how the responses received have been taken into account to inform the final scheme submitted.

1.06. The detail in this PAC Report shows that the consultations carried out with the local community and the statutory consultees were timely, meaningful, effective and compliant with the requirements.

2.00. Consultation requirements and approach

Compliance with consultation requirements

2.01. The requirement to carry out pre-application consultation falls under Section 17 of the Act.

- The statutory requirements of Section 17 of the Act ‘Requirement to carry out pre-application consultation’ where ‘the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4)’;
- The Town and Country Planning DMPWO (Amendment) 2016 Part 1A ‘Requirement to carry out pre-application consultation 2B’;
- The Guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 ‘Guidance on Pre-application Consultation’.

2.02. Statutory consultation activities

2.03. Statutory consultation under the relevant requirements and guidance took place for in excess of the statutory 28 days between the 22nd January 2022 to 28th February 2022. Discussion with several of the consultees has been ongoing since the closing date of the formal consultation.

A summary of how this was undertaken is set out below.

2.04. Display of site notices

2.05. The Applicant is required to place site notices (in Welsh and English) in at least one place on or near the land to which the proposed planning application relates for public viewing, for a minimum of 28 days.

2.06. English and Welsh site notice were created in line with ‘Schedule 1B: Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D’ - Town and Country Planning DMPWO’. A copy of the Site Notices is provided within the Appendices.

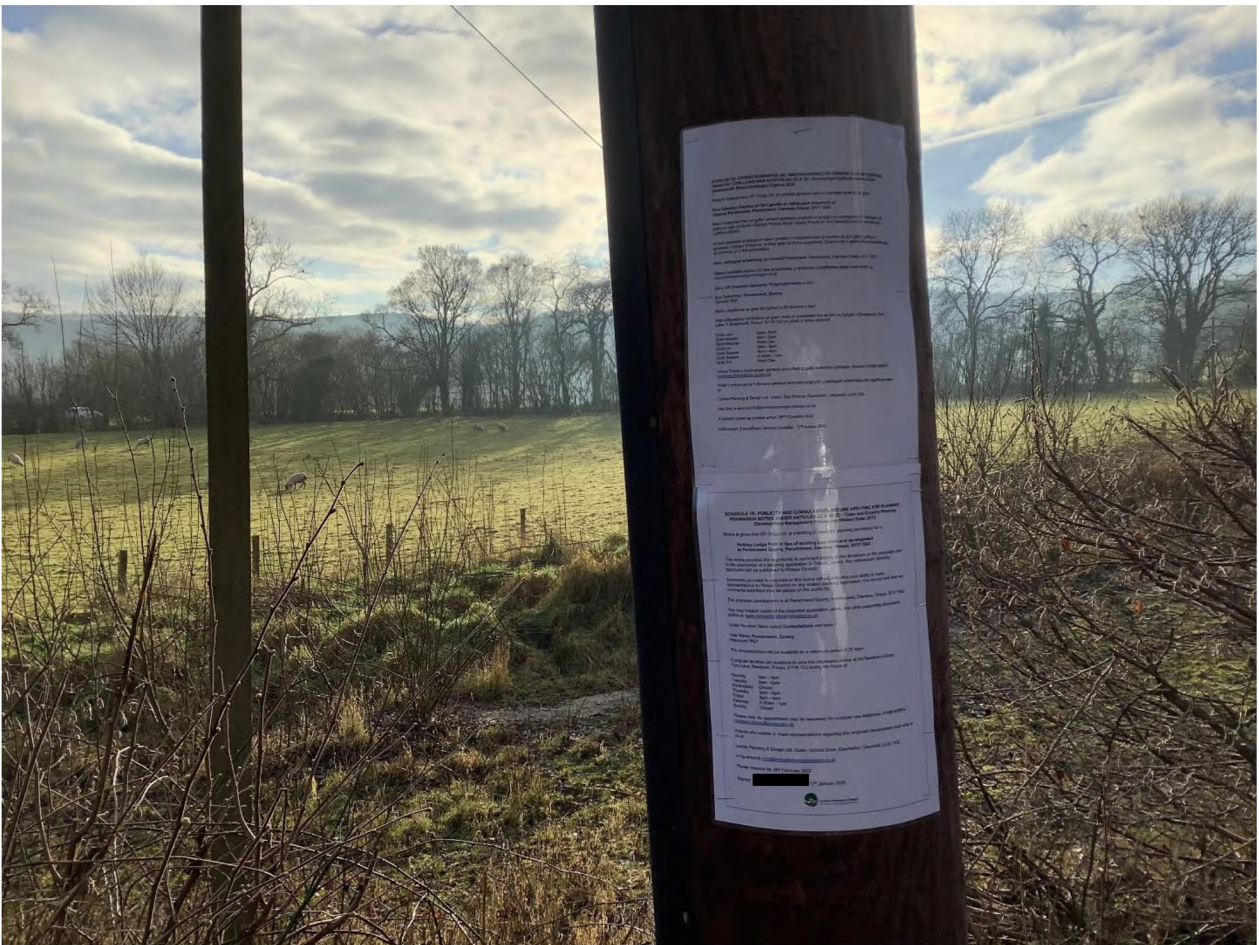
2.07. The notices were displayed from 22nd January 2022 to 28th February 2022, providing a 38 day viewing period for the notices, which exceeds the 28-day minimum period.

2.08. The notices were placed adjacent to the site entrance on the public highway.

Figure 1 & 2. Photographs of the site notice displayed adjacent to the main highway site entrance on the public highway.



Figure 2.



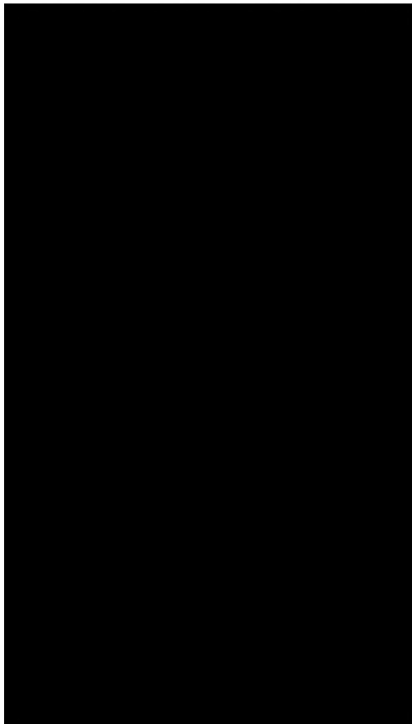
2.09. The location of the site notices is illustrated by the red X below.

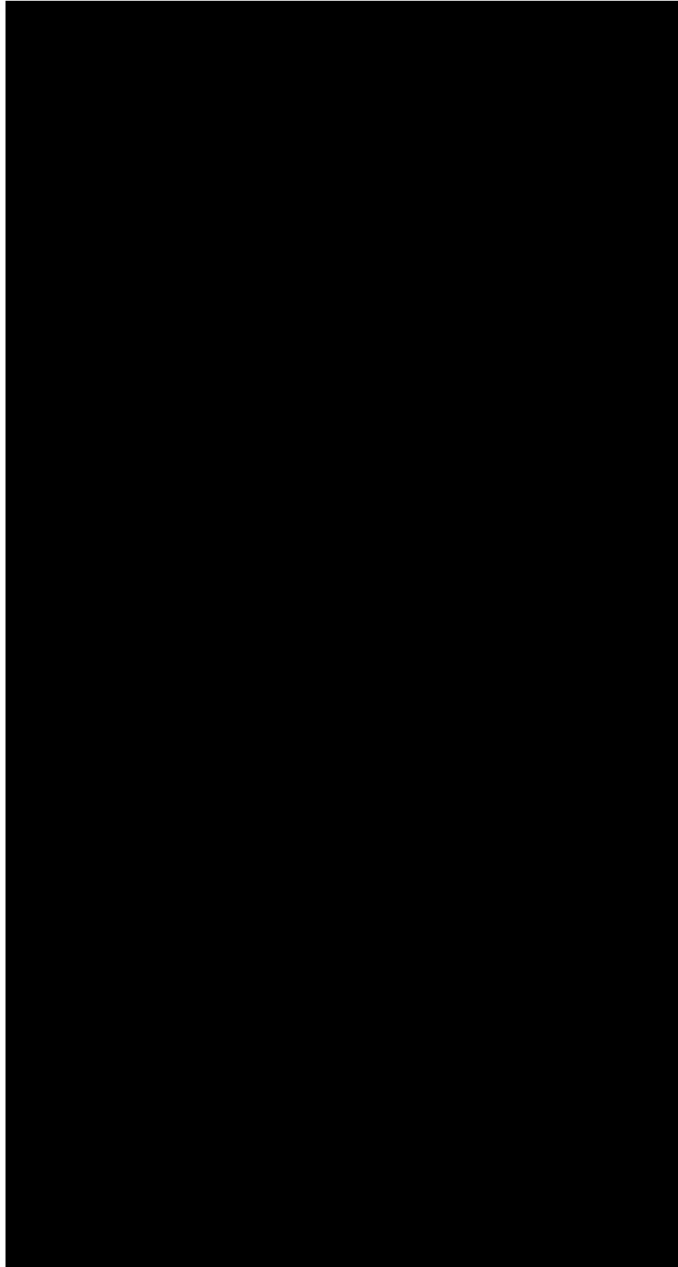
Figure 5. Location of the site notice in the vicinity of the site



2.10. Notification to neighbouring owners or occupiers

2.11. The applicant must notify any owner or occupier of land adjoining the application site in writing. Copies of the Site Notices were also provided in Welsh and English. 10 owners / occupiers were notified and these comprised of :-





2.12. Copies of the notices together with a copy of the covering letter are provided within the Appendices – the letter explained why the owners / occupiers had received the notices sent. A copy of the covering letter is provided in the Appendix.

2.13. Consult with Community Consultees

2.14. The applicant must notify all 'Community' Consultees of the consultation in writing.

2.15. Community consultees comprise of each community council in whose area the proposed development would be situated, and/or each councillor (local member) representing an electoral ward in which the proposed development would be situated.

2.16. The application site falls within the Mochdre with Penstrowed Community Council area.

With regards to the relevant Councillor (local member) representing an electoral ward in which the proposed development would be situated, the application site falls within the Llandinam with Dolfor

Ward. This Ward is represented by Cllr. Karl Lewis.

2.17. The Community Council and Councillor named above are considered as ‘community’ consultees and were therefore provided a copy of the Notice (please see Appendix), together with a covering email explaining why they had received the notices. This notice and cover email was distributed electronically, and a copy of the Notices and cover email is included in the Appendix.

2.18. Consult with ‘Specialist’ Consultees

2.19. The applicant must consult with ‘specialist consultees’ who comprise the list of consultees in Schedule 4 to the Town and Country Planning DMPWO as amended by the 2016 Order.

2.20. The relevant specialist consultees are decided through development description tests. The specialist consultees consulted as part of this Pre-Application Consultation included:

- 1). Powys Planning Services planning.services@powys.gov.uk
- 2). Powys Archaeological Trust trust@cpat.org.uk
- 3). Dwr Cymru / Welsh Water developer.services@dwrcymru.com
- 4). Natural Resources Wales enquiries@naturalresourceswales.gov.uk
- 5). Powys County Council Highways Department tls.helpdesk@powys.gov.uk
- 6). CADW cadwplanning@gov.wales
- 7). Community Council kath.wigley@hotmail.co.uk
- 8). Cllr. Karl Lewis cldr.karl.lewis@powys.gov.uk
- 9). Hafren Dyfrdwy (Old Dee Valley Water and Sewerage) customercare@hdcymru.co.uk
- 10). Severn Trent Water customercare@severntrent.co.uk,
customer.enquiries@stservices.co.uk
new.connections@severntrent.co.uk
- 11). Powys CC Built Heritage Conservation Officer sam.johnson@powys.gov.uk
- 12). Environmental Health / Powys Public Protection public.protection@powys.gov.uk

2.21. The specialist consultees were served with a notice under Schedule 1C (Article 2D - Consultation Before Applying for Planning Permission - DMPWO 2012, along with a cover email explaining why they had received the notice. Please note a copy of the Site Notices were also provided in Welsh and English.

2.22. A copy of the notices (English and Welsh) under Schedule 1C, the cover email and Site Notice is provided within the Appendices. Both were provided in Welsh and English, and were distributed to the consultees via email.

2.23. Provide a postal address and email address

2.24. The applicant must provide a postal and email address for the submission of any comments by consultees. During the consultation period consultees were able to submit their comments using the following methods:

- Via a postal address at: Lambe Planning & Design Ltd, Galeri, Victoria Dock, Caernarfon, Gwynedd, LL55 1SQ.
- Via an Email address: info@lambeplanninganddesign.co.uk

2.25. These details were provided to all consultees through the site notices and were displayed on the consultation website.

2.26. Provide a copy of the draft planning application

2.27. The applicant must provide a copy of the draft planning application documents and any relevant supporting information for public viewing. As part of the consultation the following draft application documents were provided:

- Design Statement / Design & Access Planning Statement
- Location Plan
- Layout Plan
- Application Forms
- Drainage Strategy
- Landscape Design Scheme
- Landscape Visual Impact Assessment
- Landscape Visual Appraisal
- Preliminary Ecological Appraisal
- Bat Survey
- Biodiversity Enhancement Plan
- Notice Cym - SCHEDULE 1C Article 2D
- Notice Cym - Site Notice - Neighbours - Community Consultees
- Site Notice - Neighbours - Community Consultees
- Form 1C Specialist Consultees
- Lodge Example 1 42 x 22 Foresters
- Lodge Example 2 Prestige Casa di Lusso Lodge S6587
- Lodge Example 3 Prestige Casa di Lusso Lodge S6587
- Summary of Chemical Analysis Soil Samples
- Chemical test results interpretation
- Contaminated Land Assessment
- Percolation Tests Soak Away Results
- Transport Statement

2.28. The guidance encourages applicants to make this information available for viewing online. The above documents were made available for viewing and downloading from the website <http://lambeplanninganddesign.co.uk/secure/penstrowed> for the period from 21st January 2022 until 28th June 2022 – a period of over 5 months which exceeds the minimum 28 days required.

2.29. Those without internet access were directed to use computer facilities at Newtown Library, Park Lane, Newtown, Powys, SY16 1EJ. The library address and opening times were displayed on the site notice provided to all consultees.

3.00. Consultation responses

3.01. This section sets out the comments received from the community and specialist consultees during the pre-application consultation and how the applicant has considered the responses received, and where necessary offer an explanation of the action which has been taken, in order to address the comments.

Full consultation responses can be found within the Appendices.

3.02. Specialist consultees

3.03. Responses received from those considered as specialist consultees are summarised below. A copy of the responses in full is provided in the Appendices. The applicant's response to the

comments received is also detailed below.

3.04. Powys County Council Highways Authority

3.05. Powys County Council Highways Authority advised that they would have no fundamental objection to the change of use of the recycling centre/quarry to a holiday park. They kindly advised that the following matters would need to be addressed:

- Further information relating to the levels of The Powys County Council (HGSS) compound were required along with further information relating to the turning movement[s] of vehicles would be required.
- Additional information relating to the number of movements from an adjacent private dwelling needs to be considered.
- The HA acknowledged the proposed separation of the proposed access from the adjacent access, and made recommendations to avoid restricting the free flow of two-way traffic movements.
- Recommendation that the proposed tie-in to the existing line of the U2607 requires a longer taper.
- Access radii of 6m should be shown on both sides of the proposed access.
- Recommendation that a Road Safety Audit is undertaken and submitted with a planning application.
- Swept path drawings should be provided.
- The existing width of the U2607 is too narrow and will need to be widened to at least 6.3m from its junction with the A489 to the site access then tapered back into the existing width.
- Observations were made regarding the TRICS data which may not be representative of the proposed development.
- That the HA don't recognise 'ghost' bus stops and they recommended that the applicant should construct bus bays/stops.
- The applicant must demonstrate compliance with the Active Travel (Wales) Act 2013, AT sections of Planning Policy Wales 11 and Future Wales.

- At least 10% of the parking provision should include EV charging points.

3.06. Applicant's response

The applicant notes the comments raised by Powys County Council Highways Authority and responds as follows:

Detailed ongoing consultations and meetings have been ongoing with the Highways Authority following the PAC Consultation. The application plans and the Transport Statement have been updated to reflect the comments and observations received. This includes a Road Safety Audit being undertaken along with changes to the designs and access arrangements. This process has been ongoing and has involved detailed consultations and meetings being undertaken with senior highways officers, their observations and advice have been utilised to inform the final designs.

This includes an additional Topographical Survey being undertaken of the levels of The Powys County Council (HGSS) compound.

Further clarification and additional information has also been provided relating to the number of vehicle movements and TRICS data. Bus bays / stops have also been incorporated into the designs. together with the provision of EV Charging Points.

3.07. CADW

Having considered the information provided our records show there are no scheduled monuments or registered parks and gardens that would be affected by the proposal. We therefore have no comments to make.

3.08. Applicant's response

The applicant notes the comments made by CADW and that they have no objection to the proposed development.

3.09. CPAT Clwyd-Powys Archaeological Trust

CPAT advised that :- In terms of the non-designated archaeology we are unlikely to have any objection to the proposed development.

It is clear that the development would have a beneficial visual impact on the immediate surroundings and setting in terms of the replacement of industrial buildings with a softer landscape profile and structures that blend in better with the existing and intended landscaping.

Given that the new road alignment could potentially impact remains of the Roman road we would advise that there is a condition for archaeological excavation attached to any new permission.

3.10. Applicant's response

The applicant notes the comments raised by CPAT and has no objection to a Condition relating to an archaeological excavation regarding the entrance alterations.

3.11. Natural Resources Wales

NRW requested further information regarding :

- the Package Treatment Plant / Foul Drainage Arrangements, and Watercourse capacity.

- How damage to the Penstrowed Quarry Site of Special Scientific Interest (SSSI) will be avoided.
- The potential for impact upon the Gweunydd Penstrowed SSSI, and the potential for a further Recreational Area to be included in the development plans to minimise recreation pressure.
- Recommendations for a Lighting Spillage Scheme.

3.12. Applicant's response

The applicant notes the comments raised by NRW and responds as follows:

- The Drainage Strategy has been updated by specialist Drainage Consultants Waterco. This document provides further information and clarification in support of the additional information and clarification requested.
- Damage to the Penstrowed Quarry Site of Special Scientific Interest (SSSI) will be avoided by excluding human access to the rock faces / SSSI. This will be undertaken via a fence which will prevent human access to the Rock Face / SSSI
- Regarding the Gweunydd Penstrowed SSSI, and minimising impact and additional recreational pressure on the SSSI - the proposal has now been modified and includes an additional Recreation Area onsite and within the Lodge Park.
- A detailed Lighting Impact Assessment has been undertaken by specialist lighting engineers / consultants and accompanies the planning application.

3.13. Dwr Cymru Welsh Water

Dwr Cymru confirmed that the proposed development at Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG is not within an area where they operate for sewerage or potable water.

3.14. The applicant notes the DCWW comments.

3.15. Powys County Council Environmental Protection

Advised that the enquiry should be submitted to Powys County Council (PCC) Planning Services.

3.16. **Applicant's response.** Powys County Council (PCC) Planning Services were consulted as part of the PAC process

3.17. Built Heritage Conservation Officer – Dr. Sam Johnson BA (Hons) MSc PhD

“It may be of benefit for you to have general pre-app planning advice, though I am not sure more specific heritage pre-app would be necessary in this case, I cannot see any nearby listed buildings or conservation areas”

3.18. The applicant notes the Built Heritage Conservation Officer’s comments.

3.19. Severn Trent

“If the applicant submits a planning application to the LPA we would ask we are consulted and shall provide comments as necessary”.

3.20. The applicant notes Severn Trent’s comments.

3.21. Community consultees

3.22. Mochdre with Penstrowed Community Council.

The Community Council advised by email that the Applicant undertook a site meeting at Penstrowed Quarry / the site of the proposed development at which Councillors had their concerns and questions answered to their satisfaction, and following further discussions, the Community Council advised that there was a majority vote in favour of supporting this application.

A copy of the email is provided within the Appendix.

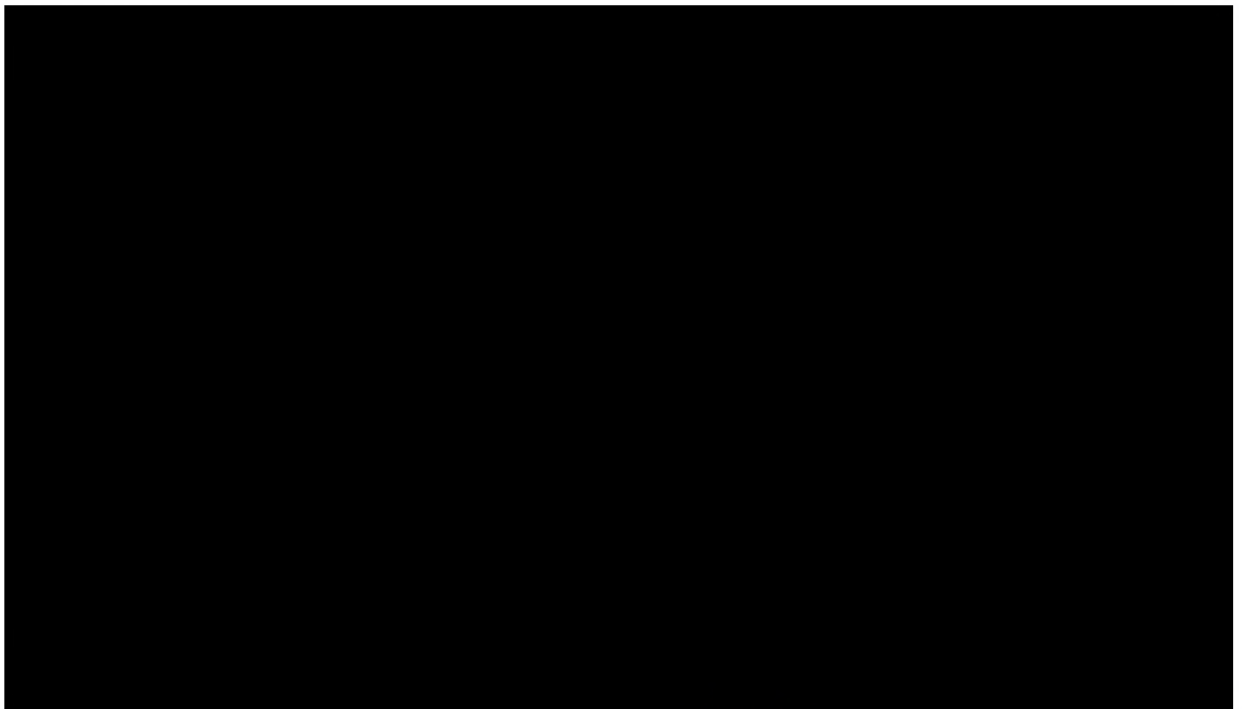
3.23. Applicant’s response

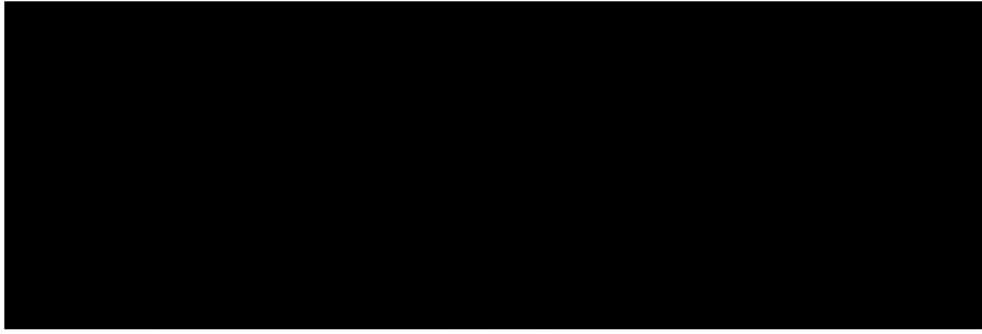
The applicant thanks the Community Council for attending a site meeting and being given the opportunity to go through the proposals and provide further explanation clarifying their observations.

3.24. Local community

Local community consultation responses

3.25. Two responses were received from the local community, these were received via a telephone call and a written response - these responses have been grouped into key themes summarised below :





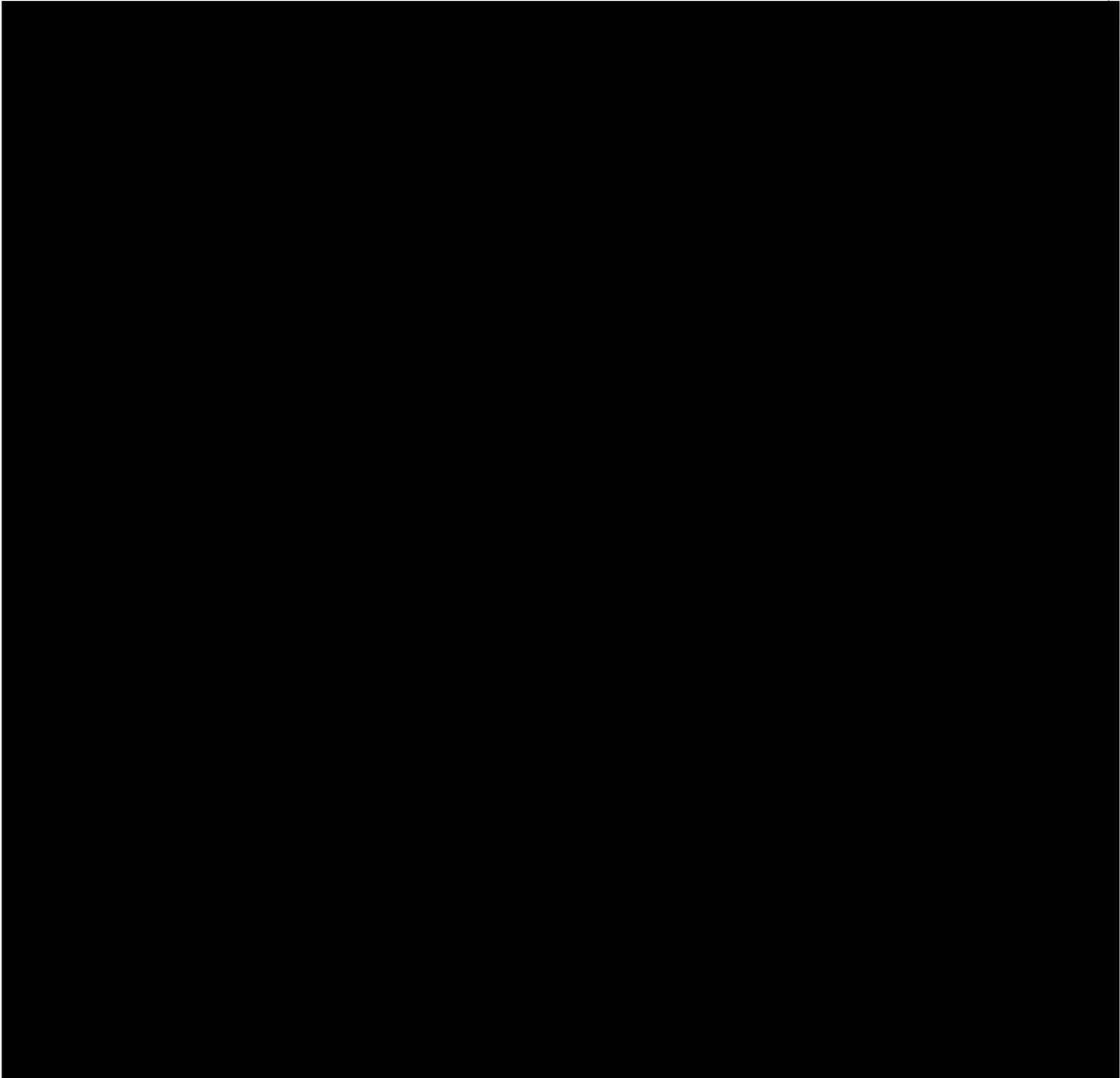
3.26. The Applicant responds to the above observations as follows:





[REDACTED]

[REDACTED]



PTO

4.00. Conclusion

This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received and how the applicant has taken these responses into account.

Each consultation response received has been responded to in this PAC Report. The applicant has carefully analysed and given due consideration to all feedback received during this Pre-Application Consultation and this PAC Report demonstrates how the feedback received has been responded to.

Changes where necessary have been made to the proposal to address specific observations and also the requirements of the Consultees.

It is considered that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. The requirement to consult has therefore been satisfied. We trust that the above information clarifies the observations received.

Jonathan Moore Lambe 18th November 2022 ©copyright

Lambe Planning & Design Ltd
The Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

Appendix PTO

Appendix 1. Site Notice / Notice Served on Owners / Occupiers and Community Consultees – English.**SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D - Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

Notice is given that GF Grigg Ltd, is intending to apply for planning permission for a :

Holiday Lodge Park in lieu of existing operation and development at Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Powys Council. Any subsequent planning application will be publicised by Powys Council.

Comments provided in response to this notice will not prejudice your ability to make representations to Powys Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

You may inspect copies of the proposed application, plans, and other supporting documents online at: www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations** and enter :

User Name: **Penstrowed_Quarry**

Password: **PQ1**

The documentation will be available for a minimum period of 28 days

Computer facilities are available to view this information online at the Newtown Library, Park Lane, Newtown, Powys, SY16 1EJ during the hours of:

Monday	9am - 5pm
Tuesday	9am - 6pm
Wednesday	Closed
Thursday	9am - 5pm
Friday	8am - 4pm
Saturday	9.30am - 1pm
Sunday	Closed

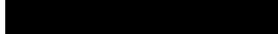
Please note: An appointment may be necessary for computer use telephone: 01686 626934
newtown.library@powys.gov.uk

Anyone who wishes to make representations regarding this proposed development must write to us at:

Lambe Planning & Design Ltd, Galeri, Victoria Dock, Caernarfon, Gwynedd, LL55 1SQ.

or by email to info@lambeplanninganddesign.co.uk

Please respond by: 28th February 2022

Signed:  17th January 2022



Appendix 2. Site Notice / Notice Served on Owners / Occupiers and Community Consultees – Welsh.**ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

Rhoddir rhybudd bod GF Grigg Ltd, yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer:

Parc Cabanau Gwyliau yn lle'r gwaith a'r datblygiad presennol yn Chwarel Penstrowed, Penstrowed, Caersws, Powys, SY17 5SG

Mae'r hysbysiad hwn yn gyfle i wneud sylwadau ynghylch y cynigion yn uniongyrchol i'r datblygwr cyn cyflwyno cais cynllunio i Gyngor Powys. Bydd Cyngor Powys yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol.

Ni fydd sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i Gyngor Powys ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gallai unrhyw sylwadau gael eu cynnwys yn y ffeil gyhoeddus.

Mae'r datblygiad arfaethedig yn Chwarel Penstrowed, Penstrowed, Caersws, Powys, SY17 5SG.

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn www.lambeplanninganddesign.co.uk

Dan y brif Ddewislen dewiswch **Ymgynghoriadau** a rhoi :

Enw Defnyddiwr: **Penstrowed_Quarry**
Cyfrinair: **PQ1**

Bydd y dogfennau ar gael am gyfnod o 28 diwrnod o leiaf

Mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn Llyfrgell y Drenewydd, Park Lane, Y Drenewydd, Powys, SY16 1EJ yn ystod yr oriau canlynol:

Dydd Llun	9am - 5pm
Dydd Mawrth	9am - 6pm
Dydd Mercher	Wedi Cau
Dydd Iau	9am - 5pm
Dydd Gwener	8am - 4pm
Dydd Sadwrn	9.30am - 1pm
Dydd Sul	Wedi Cau

Sylwer: Efallai y bydd angen gwneud apwyntiad ar gyfer defnyddio cyfrifiadur, ffoniwch: 01686 626934
newtown.library@powys.gov.uk

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynghylch y datblygiad arfaethedig hwn ysgrifennu atom yn :

Lambe Planning & Design Ltd, Galeri, Doc Fictoria, Caernarfon, Gwynedd, LL55 1SQ.

neu drwy e-bost at info@lambeplanninganddesign.co.uk

A fydddech cystal ag ymateb erbyn: 28^{ain} Chwefror 2022

Llofnodwyd: [REDACTED] 17^{eg} Ionawr 2022

Appendix 3. Letter to Owners / Occupiers



Lambe Planning & Design Ltd
Consultants for Planning, Design and Landscape

Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

Tel: 01286 685 236
e-mail: jonathan@lambeplanninganddesign.co.uk
www.lambeplanninganddesign.co.uk

Lambe Planning & Design Ltd Company No: 8207541

21st January 2022

Dear Owner / Occupier,

Change of Use Planning Application for a Holiday Lodge Park in lieu of existing operation and development at Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

Further to the above, we are writing to you to inform you that a planning application is being submitted for a proposal at Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

Please find attached a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published.

You do not have to make representations, but should you wish to do so, it provides you with the necessary details in order for you to comment directly to us on the proposed development.

A copy of the plans and supporting documents can be viewed online at :-

www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations** and enter :

User Name: **Penstrowed_Quarry**
Password: **PQ1**

Please note the username and password are case sensitive and must be entered as above with the underscore.

The documentation will be available for a minimum period of 28 days, please respond by 28th February 2022.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Jonathan Moore Lambe



Registered Office: First Floor, Rosemount House, Huddersfield Road, Elland, West Yorkshire, United Kingdom, HX5 0EE



Appendix 4. Notice Served on The Specialist Consultees - English.

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

I give notice that (b) GF Grigg Ltd

is intending to apply for planning permission to (c):

Change of Use Planning Application for a Holiday Lodge Park in lieu of existing operation and development at Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

You may inspect copies of the proposed application, plans, and other supporting documents online at:
www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations** and enter :


User Name: **Penstrowed_Quarry**
Password: **PQ1**

The documentation will be available for a minimum period of 28 days

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

Mr Jonathan Moore Lambe
Lambe Planning & Design Ltd by 28th February 2022
Galeri, Victoria Dock
Caernarfon, Gwynedd. LL55 1SQ

or by email to info@lambeplanninganddesign.co.uk

Signed: 
Date: 17th January 2022

Appendix 5. Notice Served on The Specialist Consultees - Welsh.

ATODLEN 1C

Erthygl 2D

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

HYSBYSIAD DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y diffinnir gan erthygl 2(1) Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn : mae'r hysbysiad hwn yn cynnwys cais ffurfiol am ymateb i'r ymgynghoriad cyn gwneud cais dan erthygl 2D Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Datblygiad arfaethedig yn (a) Chwarel Penstrowed, Penstrowed, Caersws, Powys, SY17 5SG

Rwy'n hysbysu bod (b) GF Grigg Ltd

yn bwriadu gwneud cais am ganiatâd cynllunio i (c)

Cais Cynllunio Newid Defnydd ar gyfer Parc Cabanau Gwyliau yn lle'r gwaith a'r datblygiad presennol yn Chwarel Penstrowed, Penstrowed, Caersws, Powys, SY17 5SG.

Gallwch archwilio copïau o'r cais arfaethedig, y cynlluniau a dogfennau ategol eraill ar-lein yn www.lambeplanninganddesign.co.uk

Dan y brif Ddewislen dewiswch **Ymgynghoriadau** a rhoi :

Enw Defnyddiwr: **Penstrowed_Quarry**

Cyfrinair: **PQ1**

Bydd y dogfennau ar gael am gyfnod o 28 diwrnod o leiaf

Yn unol â gofynion erthygl 2E Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 rhaid anfon ymateb i'r ymgynghoriad at

Mr Jonathan Moore Lambe
Lambe Planning & Design Ltd erbyn 28th Chwefror
Galeri, Doc Fictoria
Caernarfon, Gwynedd. LL55 1SQ

neu drwy e-bost at info@lambeplanninganddesign.co.uk

Llofnodwyd

Dyddiad: 17eg Ionawr 2022

Appendix 6. email to the Specialist Consultees, Local Councillor and Community Council comprising of :-

1). Powys Planning Services, **2).** Powys Archaeological Trust **3).** Dwr Cymru / Welsh Water, **4).** Natural Resources Wales, **5).** Powys County Council Highways Department **6).** CADW **7).** Community Council **8).** Cllr. Karl Lewis **9).** Hafren Dyfrdwy (Old Dee Valley Water and Sewerage) **10).** Severn Trent Water **11).** Powys CC Built Heritage Conservation Officer **12).** Powys Environmental Health / Public Protection

Subject **OFFICIAL NOTICE SERVED - Pre-Application Consultation**
 From <jonathan@lambeplanninganddesign.co.uk>
 To Jonathan <jonathan@lambeplanninganddesign.co.uk>
 Bcc Specialist Consultees, Community Council and Cllr.
 Date 21/01/2022 15:33

- Site Notice - Neighbours - Community Consultees 2.pdf(~37 KB)
- Form 1C Specialist Consultees 2.pdf(~853 KB)
- CYM SCH 1C - 2.pdf(~119 KB)
- CYM SCH 1b - 2.pdf(~125 KB)

Dear Sirs,

Re:- Change of Use Planning Application for a Holiday Lodge Park in lieu of existing operation and development at Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

Please find attached Special Consultees Notice and Site Notice which allows for any representations to be made within 28 days of the site notice being published.

It provides you with the necessary details in order for you to make Representations to us on the proposed development.

A copy of the plans and supporting documents can be viewed online at :-

www.lambeplanninganddesign.co.uk

Under the main Menu select **Consultations** and enter :

User Name: **Penstrowed_Quarry**

Password: **PQ1**

Please note the username and password are case sensitive and must be entered as above with the underscore.

The documentation will be available for a minimum period of 28 days, please respond by 28th February 2022.

If you require any further information, please do not hesitate to contact me.

--
best regards,

Jonathan

Jonathan Moore Lambe



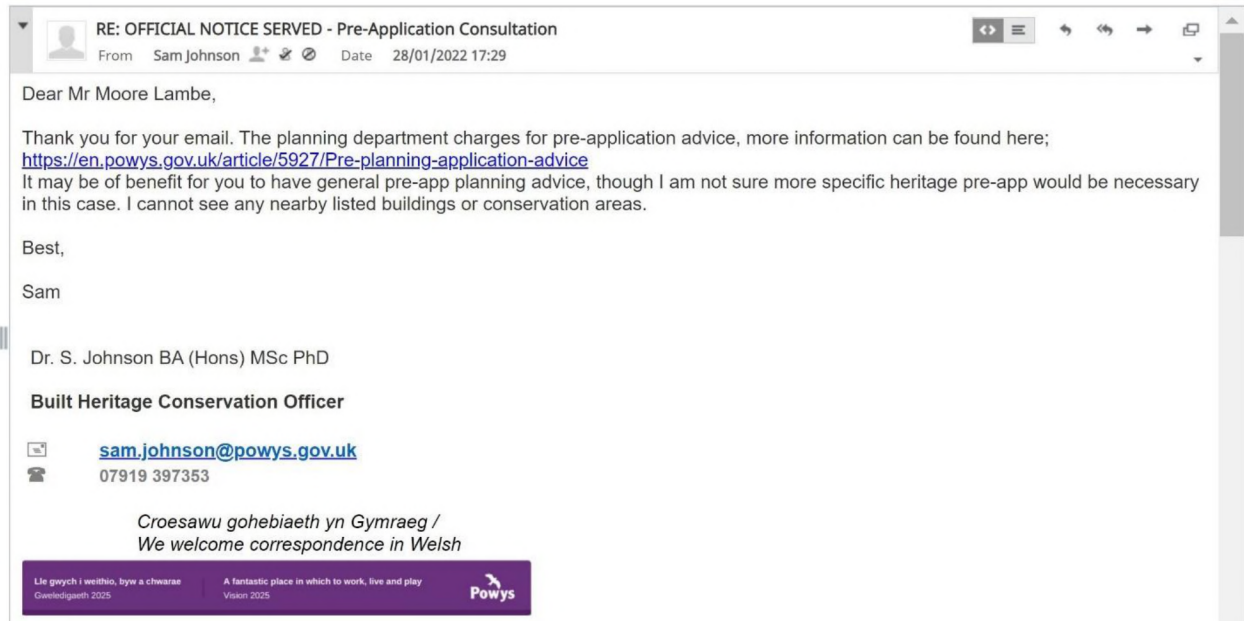
Lambe Planning & Design Ltd
 Galeri
 Victoria Dock
 Caernarfon
 Gwynedd LL55 1SQ

T: 01286 685 236 M: 07771 646 040
 W: www.lambeplanninganddesign.co.uk
 E: jonathan@lambeplanninganddesign.co.uk

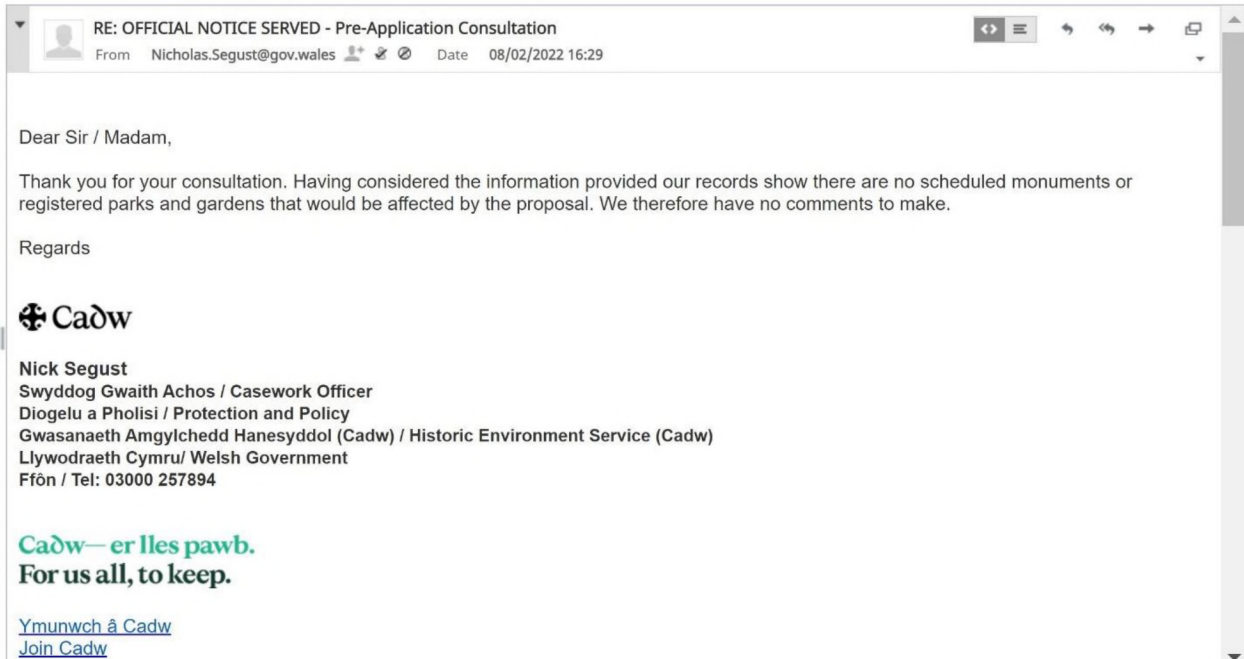
Lambe Planning & Design Ltd Company No: 8207541

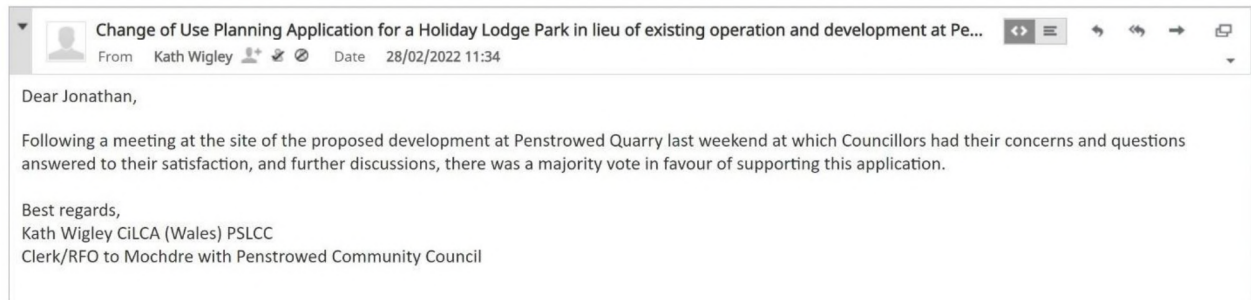
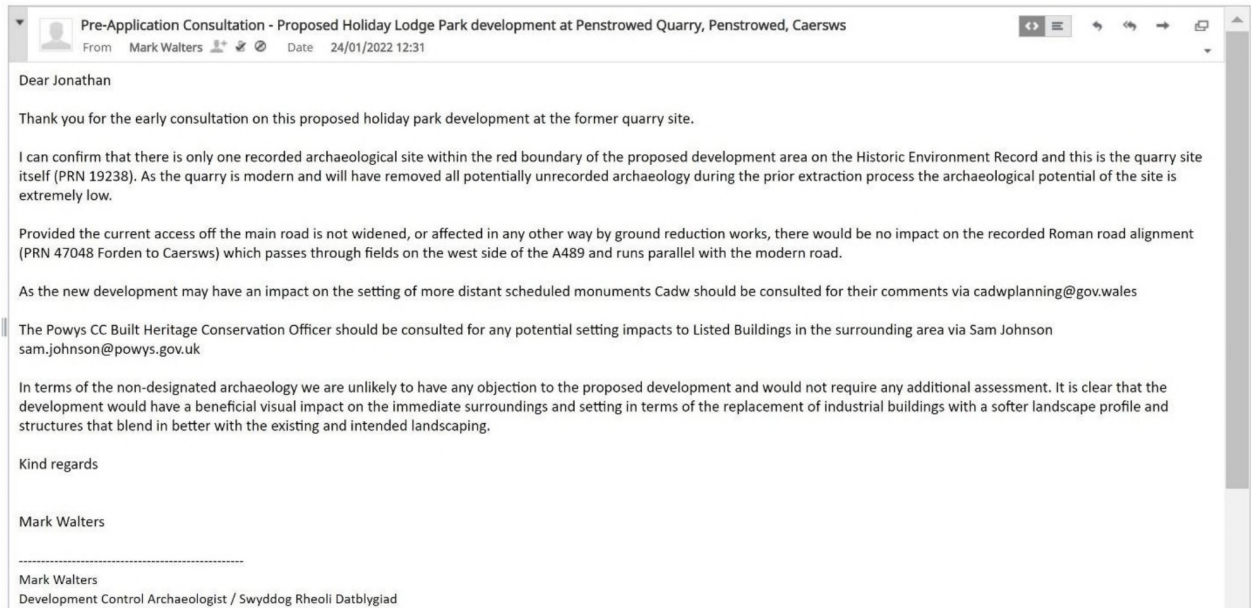
This message and any attachments are confidential and may also be privileged. Any unauthorised disclosure, use or dissemination, either whole or partial is prohibited. If you are not the intended recipient of the message, please delete the email and notify the sender immediately.

Appendix 7. email received from the Built Heritage Conservation Officer

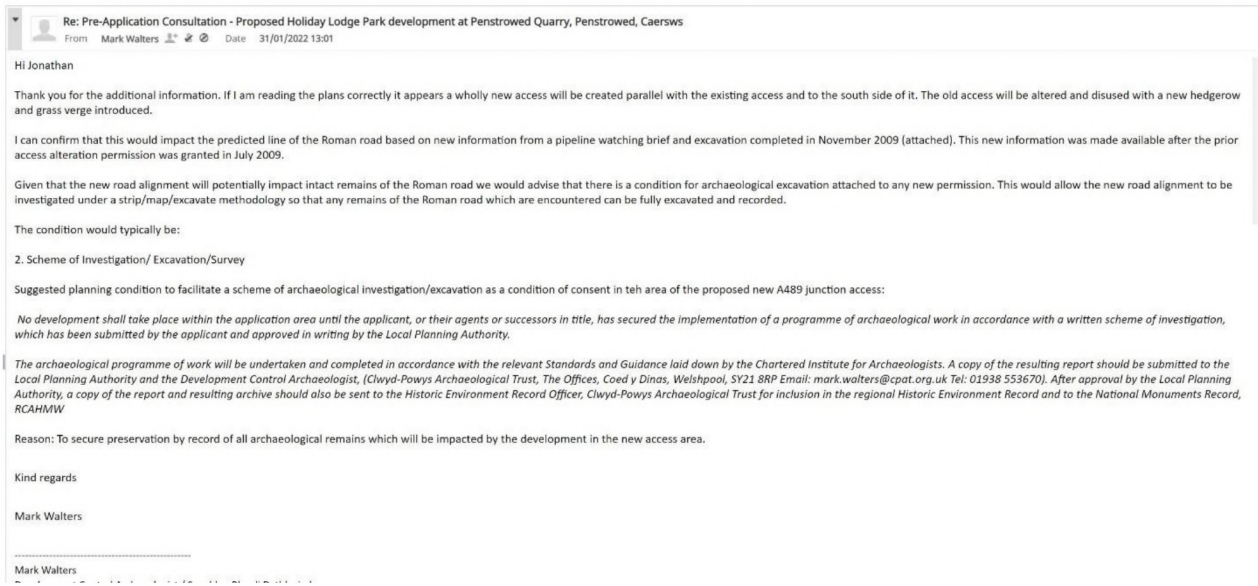


Appendix 8. email received from CADW



Appendix 9. email received from Mochdre with Penstrowed Community Council**Appendix 10.** email received from Dwr Cymru**Appendix 11.** email 1 received from CPAT – Mark Walters

Appendix 12. email 2 received from CPAT – Mark Walters



Appendix 13. Letter received from Powys County Council Highways



Application No: PAC/Penstrowed Quarry

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (North)

With reference to the planning application relating to the following proposed development:

Name of Applicant:	G.F. Grigg Ltd
Location of Development:	Penstrowed Quarry, Penstrowed, Caersws.
Description of Development:	PAC application enquiry in relation to change of use of quarry to 96 unit 5* Holiday Lodge Park.

The County Council as Highway Authority for the County Unclassified Highway, U2607

**Wish the following recommendations/Observations be applied
Recommendations/Observations**

Thank you for consulting with the Highway Authority (HA) on the PAC enquiry, which seeks to provide the change of use of quarry to 96 unit 5* Holiday Lodge Park at Penstrowed Quarry, Penstrowed, Caersws.

(Please note that the information provided is based on a desk top study of the site using satellite mapping imagery and planning records only; no site visit has been undertaken).

Whilst the HA would have no fundamental objection to the change of use of the recycling centre/quarry to holiday park use for static caravans/chalets/lodges for recreational/leisure use including ground modelling to provide terraces/plateaus and access roads at this location, the following matters will need to be addressed as part of any future formal planning submission.

We note that the applicant has taken on board our response to the Pre-Application response (20/0134/PRE), however, we retain some concerns as below.

1. The Powys County Council (HGSS) compound is serviced by articulated HGV's delivering materials which are then removed using a combination of six/eight wheelers and LGV's throughout the year. We note that the topographical survey upon which the swept path drawings are based does not include this compound.

Therefore, the applicant has not demonstrated that they have considered the level difference[s] from the U2607 to the compound, and no detail of the turning movement[s] of an articulated HGV accessing/egressing & turning within the compound have been submitted for consideration.

2. No detail has been submitted in relation to the number of movements from the private dwelling (unassociated with the application site) in relation to ATC1, these movements shall remain on the network and shall not be subject to any 'Trade Off'. The HA considers that a dwelling in a location such as this shall generate an average of 8 – 10 movements per day.
3. The HA acknowledge the proposed separation of the proposed access from the adjacent access; however, the access width should be no less than 5.5m for the first 20m. The proposed narrow width restricts the free flow of two-way movements, especially when an HGV is accessing the site, as demonstrated by Drawing Number 26308_08_020_02.
4. We understand that the applicant has not made any contact with the relevant managers within HGSS and Property Section of Powys County Council (PCC). Therefore, the submitted drawings are considered speculative as no agreement with PCC has been sought/obtained.
5. The proposed tie-in to the existing line of the U2607 as shown on Drawing Number 26308_08_020_02 requires a longer taper. The HA acknowledges that the technical design of the highway realignment can be subject to a negative condition.
6. Access radii of 6m should be shown on both sides of the proposed access.
7. A Stage 1/2 Road Safety Audit should be submitted with any detailed application in relation to the proposed realignment of the U2607.
8. Swept path drawings should be submitted along with any detailed application in relation the proposed Powys access, Cement works access and site access, showing the varying vehicle sizes that are likely to be using each access (articulated HGV & Rigid HGV).
9. The existing width of the U2607 is too narrow to allow the free flow of two-way vehicle movements, therefore, it will need to be widened to at least 6.3m from its junction with the A489 to the site access then tapered back into the existing width. Consideration should also be given to realigning the carriageway and stopping up the existing carriageway thus creating a private/separate access to the cement works.
10. The HA do not consider that the submitted TRICS data is representative of the proposed development. One of the submitted comparator sites is a gypsy/traveler site, and the rest are located on or in close proximity to Active Travel Routes (AT), some of which are in very close proximity to a train station and/or bus stop. The HA has not considered the gypsy/traveler site in its assessment.

11. All of the TRICS comparator sites include camping (tent) and touring pitches, including motorhomes. The HA consider that the movements associated with camping/touring pitches are not directly comparable to the proposed use. Static Caravans/lodges often attract multiple vehicles to each unit, thus increasing the trip generation.
12. The HA consider at full occupancy that the site shall generate around 576 movements per day, which is considerably greater than the submitted TRICS data. However, this is to be expected due to the location of the proposed comparator sites being in close proximity to AT routes and including a proportion of touring pitches which generally generate fewer daily movements.
13. We reiterate that the proposed TRICS comparator sites should be agreed in advance with the HA.
14. The 'ghost' bus stops are not recognised by the HA, we consider that the applicant should construct bus bays/stops. The applicant should converse with the Passenger Transport Section of PCC and the North-Mid Wales Trunk Road Agency in this regard.
15. The applicant must demonstrate compliance with the Active Travel (Wales) Act 2013, AT sections of Planning Policy Wales 11 and Future Wales, with regard to AT.
16. At least 10% of the parking provision should include EV charging points.

Reference Material

Manual for Streets 1 & 2

TAN 18

Active Travel Act Guidance 2021

The Powys Local Development Plan (2011-2026) Policy T1 & DM13 (10)

CSS Wales Parking Standards 2014

CSS Wales Common Standards Guide 2020

Signed _____

Simon Crew
For Highways, Transport and Recycling

Date: 7th March 2022

Appendix 14. Letter received from NRW

Lambe Planning & Design Ltd
Galeri,
Victoria Dock,
Caernarfon,
Gwynedd.
LL55 1SQ.

28/02/2022

Annwyl / Dear Mr Moore Lambe,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: Change of use planning application for a holiday lodge park in lieu of existing operation and development

LLEOLIAD / LOCATION: Penstrowed Quarry, Penstrowed, Caersws, Powys, SY17 5SG.

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 26/01/2022.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding foul drainage and protected sites. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding ground contamination on any planning permission granted.

Foul Drainage

Page 12 of the document titled 'Drainage Strategy', referenced 13758-Drainage Strategy-02 dated October 2021 by Waterco states a treatment plant will be installed to treat the foul sewage and '*Treated effluent should be discharged to the watercourse in the northern extent of the site.*'

However, currently there is insufficient information to determine if the watercourse has the capacity to accept effluent from multiple residential buildings (i.e. holiday lodges) at the

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

Ein cyf/Our ref: CAS-180306-J6S1
Eich cyf/Your ref: PQ1

Welsh Government Building,
Rhodfa Padarn,
Llanbadarn Fawr,
Aberystwyth,
Ceredigion,
SY23 3UR

ebost/email:
MidPlanning@cyfoethnaturiolcymru.gov.uk

density of this proposal. Should a planning application be submitted, we would advise additional information is required to understand flow and loads of the development and whether the receiving watercourse is large enough to accept the flows. Further details would need to be submitted, to demonstrate the proposed system meets the required standards listed below.

Protected Sites

Penstrowed Quarry SSSI

We are concerned that insufficient information has been submitted to demonstrate how likely damage to the Penstrowed Quarry Site of Special Scientific Interest (SSSI) will be avoided, as this protected site is within the application boundary.

We would advise the Local Authority that planning permission should only be granted if information is provided which demonstrates that the proposed development will not unacceptably damage the features which the SSSI is of special interest.

Paragraph 6.4.14 of *Planning Policy Wales* states that proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are clearly understood; development should be refused where there are adverse impacts on the features for which a site has been designated.

Penstrowed Quarry SSSI is a geological site. Several lodges are proposed within the SSSI boundary. Most of the designated area is not critical to the geological interest of the site and has been in use by the quarry business for many years. The essential feature is restricted to two rock exposures within the SSSI.

We are satisfied that the geological feature of the SSSI will not be adversely affected by the proposed development. However, we advise further information is required to be able to advise with certainty that a significant long-term adverse effect would not occur.

Our remaining concern relates to the high density of lodges proposed and the likely consequence of high visitor numbers which, despite a buffer zone below the quarry faces, might on the grounds of health and safety, lead to future calls for rock face stabilisation. The use of netting and shotcrete techniques, for example, would critically compromise both visibility and access to the geologically important rock faces. We have discussed this issue with you and you have verbally assured us that such operations would not be carried out.

We advise the erection of a fence around the rock exposures would be required, both to protect the feature from potential damage, and visitors from potential injury. As such, we advise these protective measures must be incorporated into the proposed plans of any forthcoming planning application.

Gweunydd Penstrowed SSSI

Gweunydd Penstrowed SSSI is located approx. 135 metres south of the development. It was designated in 1984 for its unimproved grassland habitat.

There would be no direct impact on this site from the proposal e.g. land take, but we have concerns over potential indirect recreational impacts. The SSSI is crossed by a public footpath that is currently (and historically) very little used. This could change significantly due to a large influx of visitors so close to the site. They will understandably look for places to explore nearby, and this could have a significant negative impact on the protected habitat through uncontrolled use which is likely to increase disturbance and trample and increase nutrient (long-term increase in dog fouling) the grassland feature of the SSSI.

Therefore, we advise that the development should, for instance, include provision of another recreational area within or adjacent to the holiday park, and the availability of information for visitors regarding the sensitivity of the SSSI habitat and how to protect it for future generations. Should you wish to discuss this matter with our protected sites specialists (e.g. to identify options and potential solutions) we would refer you to our [Discretionary Advice Service](#). On submission of a Discretionary Advice Service request we will be able to review further information and provide bespoke advice.

Geoscience

We have reviewed the report titled '*Penstrowed Quarry, Caersws Drainage Strategy October 2021*'. The Draft contamination assessment was completed in 2013 making it nine years old. It is therefore unclear as to whether it represents the existing site and surrounds baseline in 2022. However, the preliminary risk assessment does not identify any gross sources of contamination on site.

If, during development, gross contamination is found to be present it is recommended that the requirements of Planning Policy Wales and the [Land Contamination Risk Management \(LCRM\)](#) guidance should be followed.

Protected Species

We have reviewed the document titled '*Preliminary Ecological Appraisal*' dated 15 December 2020 by Gerald Longley Ecological Consultants, submitted with this consultation.

The report does not identify any ecological constraints to the development pertinent to issues on our consultation topics list.

The recommendations in the report must be adhered to, to protect and enhance the ecological interests of the site.

Bats

Bats are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).

We have reviewed the bat report titled '*Proposed change of use and construction of holiday lodges Bat Survey*' by Gerald Longley Ecological Consultants dated 06/07/2021 submitted with this consultation.

A preliminary roost assessment of the office buildings at the quarry were undertaken during the preliminary ecological appraisal, where no bats were found, but the buildings were

considered to have the potential for bat species to roost. During the activity survey, the report states *no bats were recorded entering or emerging from the building during any of the activity surveys*. We would therefore have no comment to make in relation to the bat roosting at the site.

Should any external lighting be proposed, a light spillage scheme should be submitted to the Local Planning Authority and agreed in writing with them, should an application for planning consent be forthcoming.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

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

Yn gywir / Yours faithfully

Geraint Blayney

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Appendix 15. email received from Environmental Health

RE: FW: OFFICIAL NOTICE SERVED - Pre-Application Consultation
 From Paul Bufton Date 17/02/2022 15:04

Hi Jonathan,

Thank you for sending through the additional information, apologies but I should have sent this response through to you prior to asking for more detail. Please see our response below to these requests:-

RE: Consultation Before Applying for Planning Permission, Town and Country Planning (Development Management Procedure) (Wales) Order 2012 – .

In relation to the above referenced pre-application consultation the following is advised:

- The attached 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'.

Environmental Protection 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.

- 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/>

I hope the above is of assistance.

Paul Bufton
 Uwch Swyddog Iechyd yr Amgylchedd (Gwarchod yr Amgylchedd) Senior Environmental Health Officer (Environmental Protection)
 (Gwarchod yr Amgylchedd) – Cyngor Sir Powys (Environmental Protection) – Powys County Council
 (01938 551273)
paul.bufton@powys.gov.uk

Appendix 16. email received from Contaminated Land Officer

Re:- Change of Use Planning Application for a Holiday Lodge Park in lieu of existing operation and development at Penstrowed Quarry, Penstr...
 From David Jones Date 31/01/2022 13:17

RE: SCHEDULE 1C ARTICLE 2D CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) The Planning Applications (Temporary Modifications and Disapplication) (No. 3) (Wales) (Coronavirus) Order 2020 CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D (To be served on specialist consultees, as defined by Article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended))

- As defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), a 'Specialist Consultee' means, where the development to which a proposed application for planning permission relates falls within a category set out in the Table in Schedule 4, the authority, person or body mentioned in relation to that category.

Contaminated Land is not included in the 'Description of Development' or as a 'Consultee' in the Table provided under Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) [The Town and Country Planning \(Development Management Procedure\) \(Wales\) Order 2012 \(legislation.gov.uk\)](http://www.legislation.gov.uk).

The attached 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'.

- To obtain any pre-application advice, in respect of the potential land contamination issues associated with the proposed application site, your enquiry should be submitted to Powys County Council (PCC) Planning Services in accordance with the provisions of the Town and Country Planning (Pre-Application Services) (Wales) Regulations 2016. The following link should take you to the PCC 'Pre-Planning Application Advice' webpage: <https://en.powys.gov.uk/article/5927/Pre-planning-application-advice>





David Jones CSci, BSc (Hons), HND, MEnvSc

Uwch Swyddog Tir wedi'i Halogi/
 Senior Contaminated Land Officer

uwch swyddog tir halogedig – Iechyd yr Amgylchedd
 (Diogelu'r Amgylchedd), Diogelwch Cymunedol a
 Chynllunio Brys

Senior Contaminated Land Officer -Environmental
 Health (Environmental Protection), Community Safety
 and Emergency Planning
 Powys County Council

Appendix 17. email received from Severn Trent Water

▼  **FW: OFFICIAL NOTICE SERVED - Pre-Application Consultation**
From Planning.APWest    Date 27/01/2022 10:06

ST Classification: OFFICIAL PERSONAL

Good day all,

This was passed on to myself.

We wouldn't be able to offer any advice on a pre planning application; this is dealt with by Severn Trent as a Development Enquiry (this is an application the Developer/Applicant must submit). The forms can be obtained from our website (<https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiry/>), or from the Developer Services team 0800 707 6600.

If the applicant submits a planning application to the LPA we would ask we are consulted and shall provide condition comments as necessary.

Kind regards,

Rhiannon

Asset Protection (West)
Severn Trent Water - Waste Water Services
email: Planning.apwest@severntrent.co.uk

