

**OLD RAILWAY LINE GARDEN CENTRE
PRE-APPLICATION CONSULTATION (PAC) REPORT**

JANUARY 2024

M14.205(a).R.004

Prepared By:

PLEYDELL SMITHYMAN LIMITED
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1.0 INTRODUCTION

- 1.1 The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("The Order") introduces into Section 61Z of the Town and Country Planning Act 1990 (as amended) a statutory requirement that all proposals for major development in Wales are subject to formal pre-application consultation.
- 1.2 Part 1A, Section 2F of The Order requires that any application for major development subject to the provisions of Section 61Z is accompanied by a report setting out the particulars of how the applicant has satisfied the statutory pre-application consultation requirements.
- 1.3 Pleydell Smithyman Ltd were instructed by our clients Old Railway Line Garden Centre to meet the requirements of the order in respect of a proposal at Old Railway Line Garden Centre, Three Cocks, Brecon, LD3 0SG.
- 1.4 The proposal seeks planning permission for:
 - Removal of existing temporary structures and covered walkways.
 - Replacement with a new open sided canopy.
 - Replacement with a partly enclosed extension to an existing open sided canopy.
 - Part enclosure of an existing open sided canopy.
 - Alterations and extensions to the existing garden centre entrance.
- 1.5 This document forms a Pre-Application Consultation (PAC) Report. It describes how Old Railway Line Garden Centre have consulted the local community and other stakeholders in the preparation of a planning application to Powys County Council for works at Old Railway Line Garden Centre.
- 1.6 The PAC Report also sets out how the development proposed has been prepared to take account of that consultation.

2.0 Statutory Requirements

- 2.1 Part 1A, Sections 2B-2F of the Order sets out the publicity requirements before applying for planning permission.
- 2.2 Section 2C (1) notes that the applicant must publicise the proposed application by giving requisite notice:
- (i) by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and
 - (ii) in writing to any owner or occupier of any land adjoining the land to which the proposed application relates.
- 2.3 The applicant must also make available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices are given:
- (i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required by article 11;
 - (ii) (a plan which identifies the land to which the proposed application relates;
 - (iii) any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;
 - (iv) in a case to which article 7 applies, the design and access statement.
- 2.4 Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to an identified scale and, in the case of plans, must show the direction of north.
- 2.5 The applicant must have complied with these requirements before an application is submitted.
- 2.6 Where the site notice referred to in paragraph (1)(a)(i) is, without any fault or intention of the applicant, removed obscured or defaced before the period of 28 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if the applicant has taken reasonable steps to protect the notice and, if need be, replace it.
- 2.7 Section 2D requires that notice is given in writing to relevant community consultees and specialist consultees in the form set out in Schedules 1B and 1C. Such notice

must either be accompanied by the application documents referred to in Article 2C(1)(b) or provide a link to a website on which those documents may be found.

- 2.8 The community consultees must be given an opportunity of not less than 28 days to respond to the notice before an application is submitted. The specialist consultees are obligated to provide a substantive response within 28 days or such other period as may be agreed between them and the applicant. For the purposes of the Order, a substantive response must meet one of the following four criteria:
- (a) states that the specialist consultee has no comment to make;
 - (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation;
 - (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or
 - (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.
- 2.9 Where an applicant has been required to carry out pre-application consultation and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of —
- (a) how the applicant complied with section 61Z of the 1990 Act;
 - (b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and
 - (c) the account taken of those responses.
- 2.10 The pre-application consultation report must also include —
- a copy of the notice referred to in article 2C(1)(a)(i);
 - (b) a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article;
 - (c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;
 - (d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);

- (e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how;
- (f) And copies of all responses received from specialist consultees with an explanation of the account taken of each response.

3.0 DETAILS OF CONSULTATION UNDERTAKEN

3.1 Site Notice

3.1.1 In accordance with Article 2C(1)(a), site notices (in Welsh and English) were displayed on 21st November 2023, at/near the entrance to Old Railway Line Garden Centre. A copy of the Site Notice, and photographs of it in situ are provided in Appendix A of this document.

3.1.2 Also included in Appendix A is a declaration letter to confirm that the site notice was displayed in accordance with the requirements of the order.

3.2 Formal Consultations

3.2.1 Formal notification letters and copies of the site notices were issued on 21st November 2023 by email to the statutory consultees as set out in Appendix B. Copies of the letters and notices are provided at Appendix C.

3.2.2 Notification letters were issued by hand on 21st November 2023 to local residents set out in Appendix B. Residents were notified that the draft planning application documents could be viewed at Brecon Leisure Centre between 22nd November and 20th December 2023. Contact details to provide any comments were provided via email, phone and postal address.

4.0 SUMMARY OF RESPONSES

The consultation elicited one response from neighbours to the proposal. Five responses were received from statutory consultees. No responses were received from the local councillor or local community council.

4.1 Statutory Consultee Responses

4.1.1 Responses were received from the following statutory consultees:

MID AND WEST WALES FIRE & RESCUE SERVICE –No objection and no comment to make on access for fire appliances or water supplies.

POWYS HIGHWAYS –No fundamental objection but parking provision should be considered.

NATIONAL RESOURCES WALES –No objection to the proposed development.

CADW –No comments to make given there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development.

WELSH WATER –No objection to the use of soakaways. No comment on foul drainage as no changes to current arrangements are proposed. Comments regarding the potential need to install a new single water connection.

WILLIAM LLOYDS (local councillor) –Did not respond.

GWERNFYED COMMUNITY COUNCIL –Did not respond.

4.1.2 A copy of the statutory consultee responses received are contained within Appendix D of this document.

5.0 Response to Consultation

5.1 The table below summarises how the issues identified overleaf have been considered in the design process.

Consultee	Issue(s)	Applicant responses / changes made
Neighbours	Concerns regarding the expansion of the site and potential increased levels of traffic	The proposed development is not intended to intensify the use of the site as the proposed building works will take place on existing areas of retailing.
Mid and West Wales Fire & Rescue Service	n/a	n/a
Powys Highways	Consider parking provision on the site	The proposed works will take place on areas of existing retailing, therefore not intensifying the use of the site. Therefore additional parking is not expected to be required.
National Resources Wales	n/a	n/a
CADW	n/a	n/a
Welsh Water	Potential need to install a new single water connection.	Noted –to be investigated as the project progresses.

6.0 Conclusions

- 6.1 This document demonstrates that the applicant has complied with the statutory requirements for pre-application consultation set out in The Order.
- 6.2 It has shown that the applicant has displayed the site notice for the prerequisite time having notified all the relevant community and statutory consultees in writing. It also shows that the applicant has reviewed the consultation responses and considered any need for change to the application prior to submission as a result.

APPENDIX A

Site notices, photographs of notices in situ
and declaration by applicant



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

Town and Country Planning (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and
displayed by site notice on or near the location of the proposed development)

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 representations
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 (a) Old Railway Line Garden Centre, Three Cocks, Brecon, Powys, LD3 0SG

I give notice that (b) Old Railway Line Garden Centre is intending to apply for
planning permission to (c) Powys County Council

You may view this information at (g) Brecon Leisure Centre, Penlan, Brecon, Powys, LD3 9SR
between the hours of (h) 06.00am-10.00pm Monday – Thursday, 06.00am-9.00pm on Fridays and
08.00am-3.00pm on Saturdays & Sundays

Anyone who wishes to make representations about this proposed development must write to the
applicant/agent at (i) or (j) Katie Eckley, Old Railway Line Garden Centre, Three Cocks, Brecon,
Powys, LD3 0SG, katie@oldrailwaylinegc.co.uk

By Katie Eckley Signed:

Date: 21/11/2023

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2015

HYSBYSIAD YMGYSYLLTU AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO DAN
ERTHYGLAU 2C A 2D

Old Railway Line Garden Centre Limited
Three Cocks, Brecon, Powys, LD3 0SG
Registered in England & Wales: 06005307
VAT Registration Number: 540 8031 75

www.oldrailwaylinegc.co.uk
Tel 01497 847055
Fax 01497 842019
Email welcome@oldrailwaylinegc.co.uk



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

(i'w gyflwyno i berchenogion a/neu feddianwyr tir cyfagos ac ymgynghoreion y gymuned; a'u harddangos trwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu'n agos ato).

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr awdurdod cynllunio lleol perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn effeithio ar eich gallu i gyflwyno sylwadau i'r Awdurdod Cynllunio Lleol ar unrhyw gais cynllunio cysylltiedig. Sylwer, gall unrhyw sylwadau a gyflwynir cael eu cadw ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) Nghanolfan Arddio'r Old Railway Line, Aberllyfni, Aberhonddu, Powys, LD3 0SG

Rwy'n rhoi hysbysiad bod (b) Canolfan Arddio'r Old Railway Line

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) Gyngor Sir Powys

Gallwch weld y wybodaeth hon yng (g) Nghanolfan Hamdden Aberhonddu, Penlan, Aberhonddu, Powys, LD3 9SR rhwng oriau (h) 06.00yb-10.00yh dydd Llun – Iau, 06.00yb-9.00yh ar ddydd Gwener a 08.00yb-3.00yh ar ddydd Sadwrn a dydd Sul.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn (i) neu (j) Katie Eckley, Canolfan Arddio'r Old Railway Line, Aberllyfni, Aberhonddu, Powys, LD3 0SG, katie@oldrailwaylinegc.co.uk

Gan Katie Eckley

Llofnod: 

Dyddiad: 21/11/2023

Old Railway Line Garden Centre Limited
Three Cocks, Brecon, Powys, LD3 0SG
Registered in England & Wales: 06005307
VAT Registration Number: 540 8031 75

www.oldrailwaylinegc.co.uk
Tel 01497 847055
Fax 01497 842019
Email welcome@oldrailwaylinegc.co.uk

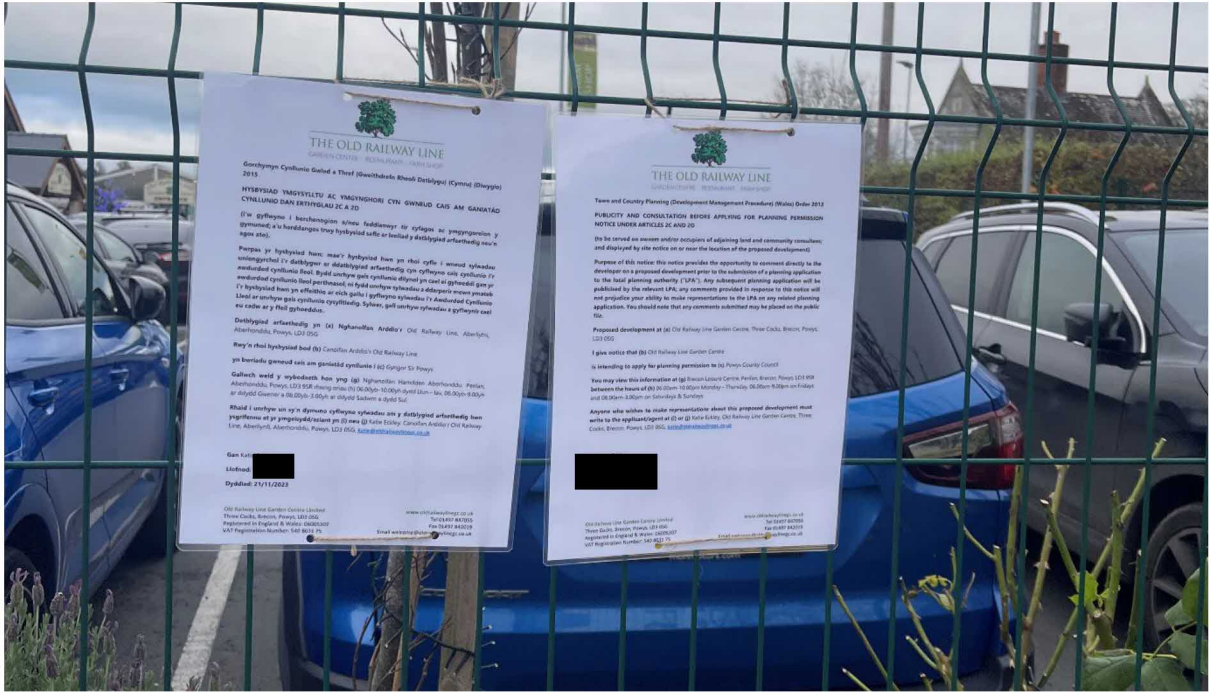


Figure 1 Site Notices as displayed 21-11-2023.



Figure 2 Site Notices as displayed 21-11-2023.

APPENDIX B

List of community and statutory consultees

Name	Address	Date Delivered by Hand
[REDACTED]	[REDACTED]	21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		on, 21-11-2023
[REDACTED]		on, 21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		ree D3 21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023
[REDACTED]		21-11-2023

Statutory Consultee	Date sent by email
Mid and West Wales Fire & Rescue Services	21-11-2023
Powys Highways	21-11-2023
National Resources Wales	21-11-2023
Cadw	21-11-2023
Welsh Water	21-11-2023
Councillor William Lloyds	21-11-2023
Gwernfyed Community Council	21-11-2023

APPENDIX C

Consultation letters and notices issued to
community and statutory consultees



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

William Lloyd
Powys County Council
County Hall
Llandrindod Wells
Powys
LD1 5LG

Issued via email to: Cllr.william.lloyd@powys.gov.uk

Date 21/11/2023

Dear Councillor Lloyd

RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG

NOTIFICATION OF FORTHCOMING PLANNING APPLICATION

We are writing to let you know about a forthcoming planning application we will be submitting to Powys County Council.

The application will be for improvements to the garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided canopy, removal of various covered walkways, extensions to and part enclosure of an existing open sided canopy and the creation of a new entrance into the garden centre buildings. Parking and access will remain as at present and all of the works will take place within the existing core garden centre area.

The proposals will be subject of a planning application that is intended to be lodged with Powys County Council in December 2023.

Should you wish to review the draft planning application documents they will be available to view from 22nd November 2023 to 20th December in the reception at:

Brecon Leisure Centre
Penlan
Brecon
Powys
LD3 9SR



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

within the opening hours of:

Monday	6.00am - 10.00pm
Tuesday	6.00am - 10.00pm
Wednesday	6.00am - 10.00pm
Thursday	6.00am - 10.00pm
Friday	6.00am - 9.00pm
Saturday	8.00am - 3.00pm
Sunday	8.00am - 3.00pm

We would be happy to discuss the proposals in more detail with you, but should you wish to make any comments in writing our contact details are below:

Katie Eckley
Operations Director
Old Railway Line Garden Centre
Three Cocks
Brecon
LD3 0SG

Tel: 01497 847055

Email: katie@oldrailwaylinegc.co.uk

You have a period of 28 days from the date of this letter to provide your comments. Comments therefore need to be received by 20th December 2023.

If you have any queries or need any further information do please contact us.

Yours sincerely



Katie Eckley
Operations Director



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

William Lloyd
Cyngor Sir Powys
Neuadd y Sir
Llandrindod
Powys
LD1 5LG

Wedi'i anfon trwy e-bost at: Cllr.william.lloyd@powys.gov.uk

Dyddiad 21/11/2023

Annwyl Y Cynghorydd Lloyd

PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI, ABERHONDDU,
LD3 OSG

HYSBYSIAD O GAIS CYNLLUNIO SYDD AR DDOD

Rydym yn ysgrifennu atoch i roi gwybod i chi am gais cynllunio sydd ar y gweill y byddwn yn ei gyflwyno i Gyngor Sir Powys.

Bydd y cais yn amlinellu gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad y siop dros dro sy'n gyfochrog â'r ffordd gyda chanopi ochr agored newydd, cael gwared ar amryw o lwybrau cerdded wedi'u gorchuddio, estyniadau i ganopi ochr agored presennol a chreu mynedfa newydd i adeiladau'r ganolfan arddio. Bydd y cyfleuster parcio a mynediad yn aros fel y mae ar hyn o bryd a bydd yr holl waith yn digwydd o fewn ardal graidd bresennol y ganolfan arddio.

Bydd y cynigion hyn yn destun i gais cynllunio y bwriedir ei gyflwyno i Gyngor Sir Powys ym mis Rhagfyr 2023.

Os hoffech adolygu dogfennau drafft y cais cynllunio, byddant ar gael i'w gweld o 22^{ain} Tachwedd 2023 i 20^{fed} Rhagfyr yn y dderbynfa yn:

Canolfan Hamdden Aberhonddu
Penlan
Aberhonddu
Powys
LD3 9SR

Old Railway Line Garden Centre Limited
Three Cocks, Brecon, Powys, LD3 OSG
Registered in England & Wales: 06005307
VAT Registration Number: 540 8031 75

www.olderailwaylinegc.co.uk
Tel 01497 847055
Fax 01497 842019
Email welcome@olderailwaylinegc.co.uk



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

o fewn oriau agor:

Dydd Llun 6.00yb - 10.00yh

Dydd Mawrth 6.00yb - 10.00yh

Dydd Mercher 6.00yb - 10.00yh

Dydd Iau 6.00yb - 10.00yh

Dydd Gwener 6.00yb - 9.00yh

Dydd Sadwrn 8.00yb - 3.00yh

Dydd Sul 8.00yb - 3.00yh

Byddem yn hapus i drafod y cynigion yn fanylach gyda chi, ond os hoffech wneud unrhyw sylwadau ysgrifenedig mae ein manylion cyswllt i'w gael isod:

Katie Eckley
Cyfarwyddwr Gweithrediadau
Canolfan Arddio'r Old Railway Line
Aberllynfi
Aberhonddu
LD3 0SG

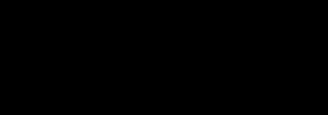
Rhif Ffôn: 01497 847055

E-bost: katie@oldrailwaylinegc.co.uk

Mae gennych gyfnod o 28 diwrnod o ddyddiad y llythyr hwn i rannu eich sylwadau. Felly mae angen derbyn sylwadau erbyn 20^{fed} Rhagfyr 2023.

Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir



Katie Eckley
Cyfarwyddwr Gweithrediadau



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

[REDACTED]
Clerk
Gwernyfed Community Council

Issued via email to: [REDACTED]

21st November 2023

Dear Keren

**RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG
NOTIFICATION OF FORTHCOMING PLANNING APPLICATION**

We are writing to let you know about a forthcoming planning application we will be submitting to Powys County Council.

The application will be for improvements to the garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided canopy, removal of various covered walkways, extensions to and part enclosure of an existing open sided canopy and the creation of a new entrance into the garden centre buildings. Parking and access will remain as at present and all of the works will take place within the existing core garden centre area.

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Penlan
Brecon
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Cont...

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Friday	6.00am - 9.00pm
Saturday	8.00am - 3.00pm
Sunday	8.00am - 3.00pm

Should you wish to make any comments on the proposals please contact:

Katie Eckley
Operations Director
Old Railway Line Garden Centre
Three Cocks
Brecon
LD3 0SG

Tel: 01497 847055

Email: katie@oldrailwaylinegc.co.uk

You have a period of 28 days from the date of this letter to provide your comments. Comments therefore need to be received by 20th December 2023.

Please note that any comments made at this time are not representations to Powys Council. There will be an opportunity to make representations to the Council at a future date once the planning application has been lodged.

If you have any queries or need any further information do please contact us.

Yours sincerely



Katie Eckley
Operations Director



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

[REDACTED]
Clerc

Cyngor Cymuned Gwernyfed
[REDACTED]

Wedi'i anfon trwy e-bost at: [REDACTED]

21^{ain} Tachwedd

Annwyl Keren

**PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI, ABERHONDDU,
LD3 OSG
HYSBYSIAD YNGHYLCH CAIS CYNLLUNIO SYDD AR DDOD**

Rydym yn ysgrifennu atoch i roi gwybod i chi am gais cynllunio sydd ar y gweill y byddwn yn ei gyflwyno i Gyngor Sir Powys.

Bydd y cais yn amlinellu gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad y siop dros dro sy'n gyfochrog â'r ffordd gyda chanopi ochr agored newydd, cael gwared ar amryw o lwybrau cerdded wedi'u gorchuddio, estyniadau i ganopi ochr agored presennol a chreu mynedfa newydd i adeiladau'r ganolfan arddio. Bydd y cyfleuster parcio a mynediad yn aros fel y mae ar hyn o bryd a bydd yr holl waith yn digwydd o fewn ardal graidd bresennol y ganolfan arddio.

Bydd y cynigion hyn yn destun i gais cynllunio y bwriedir ei gyflwyno i Gyngor Sir Powys ym mis Rhagfyr 2023.

Os hoffech adolygu dogfennau drafft y cais cynllunio, byddant ar gael i'w gweld o 22^{ain} Tachwedd 2023 i 20^{fed} Rhagfyr yn y dderbynfa yn:

Canolfan Hamdden Aberhonddu
Penlan
Aberhonddu
Powys
LD3 9SR



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

o fewn oriau agor:

Dydd Llun 6.00yb - 10.00yh

Dydd Mawrth 6.00yb - 10.00yh

Dydd Mercher 6.00yb - 10.00yh

Dydd Iau 6.00yb - 10.00yh

Dydd Gwener 6.00yb - 9.00yh

Dydd Sadwrn 8.00yb - 3.00yh

Dydd Sul 8.00yb - 3.00yh

Os hoffech wneud unrhyw sylwadau ar y cynigion cysylltwch â:

Katie Eckley
Cyfarwyddwr Gweithrediadau
Canolfan Arddio'r Old Railway Line
Aberllynfi
Aberhonddu
LD3 0SG

Rhif Ffôn: 01497 847055

E-bost: katie@oldrailwaylinegc.co.uk

Mae gennych gyfnod o 28 diwrnod o ddyddiad y llythyr hwn i rannu eich sylwadau. Felly mae angen derbyn sylwadau erbyn 20^{fed} Rhagfyr 2023.

Sylwer nad yw unrhyw sylwadau a wnaed ar hyn o bryd yn sylwadau i Gyngor Powys. Bydd cyfle i gyflwyno sylwadau i'r Cyngor yn y dyfodol unwaith y bydd y cais cynllunio wedi'i gyflwyno.

Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir

Katie Eckley
Cyfarwyddwr Gweithrediadau



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

The Owner and/or Occupier

21st November 2023

Dear The Owner and/or Occupier

**RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG
NOTIFICATION OF FORTHCOMING PLANNING APPLICATION**

We are writing to let you know about a planning application we will shortly be submitting to Powys County Council.

The application will be for improvements to the garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided canopy, removal of various covered walkways, extensions to and part enclosure of an existing open sided canopy and the creation of a new entrance into the garden centre buildings. Parking and access will remain as at present and all of the works will take place within the existing core garden centre area.

The proposals will be subject of planning applications that are intended to be lodged with Powys County Council in December 2023.

Should you wish to review the draft planning application documents they will be available to view from 22nd November 2023 to 20th December the reception at:

Brecon Leisure Centre
Penlan
Brecon
Powys
LD3 9SR

within the opening hours of:

Monday	6.00am - 10.00pm
Tuesday	6.00am - 10.00pm
Wednesday	6.00am - 10.00pm
Thursday	6.00am - 10.00pm
Friday	6.00am - 9.00pm
Saturday	8.00am - 3.00pm
Sunday	8.00am - 3.00pm



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

Should you wish to make any comments on the proposals please contact:

Katie Eckley
Operations Director
Old Railway Line Garden Centre
Three Cocks
Brecon
LD3 0SG

Tel: 01497 847055

Email: katie@oldrailwaylinegc.co.uk

You have a period of 28 days from the date of this letter to provide your comments. Comments therefore need to be received by 20th December 2023.

Please note that any comments made at this time are not representations to Powys Council. There will be an opportunity to make representations to the Council at a future date once the planning application has been lodged.

If you have any queries or need any further information do please contact us.

Yours sincerely

Katie Eckley
Operations Director



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

Y Perchennog a/neu'r Meddiannydd

21^{ain} Tachwedd 2023

Annwyl Y Perchennog a/neu'r Meddiannydd

**PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI, ABERHONDDU, LD3
OSG
HYSBYSIAD YNGHYLCH CAIS CYNLLUNIO SYDD AR DDOD**

Rydym yn ysgrifennu atoch i roi gwybod am gais cynllunio y byddwn yn ei gyflwyno cyn bo hir i Gyngor Sir Powys.

Bydd y cais yn nodi gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad y siop dros dro sydd gyfochrog â'r ffordd gyda chanopi ochr agored newydd, cael gwared ar amryw o lwybrau cerdded wedi'u gorchuddio, estyniadau i ganopi ochr agored presennol a chreu mynedfa newydd i adeiladau'r ganolfan arddio. Bydd y cyfleuster parcio a mynediad yn aros fel y mae ar hyn o bryd a bydd yr holl waith yn digwydd o fewn ardal graidd bresennol y ganolfan arddio.

Bydd y cynigion hyn yn destun i gais cynllunio y bwriedir ei gyflwyno i Gyngor Sir Powys ym mis Rhagfyr 2023.

Os ydych yn dymuno adolygu drafft o ddogfennau'r cais cynllunio, byddant ar gael i'w gweld rhwng 22^{ain} Tachwedd 2023 tan 20^{fed} Rhagfyr, yn nerbynfya:

Canolfan Hamdden Aberhonddu
Penlan
Aberhonddu
Powys
LD3 9SR

o fewn oriau agor:

Dydd Llun 6.00yb - 10.00yh
Dydd Mawrth 6.00yb - 10.00yh
Dydd Mercher 6.00yb - 10.00yh
Dydd Iau 6.00yb - 10.00yh
Dydd Gwener 6.00yb - 9.00yh
Dydd Sadwrn 8.00yb - 3.00yh
Dydd Sul 8.00yb - 3.00yh

Os hoffech wneud unrhyw sylwadau ar y cynigion cysylltwch â:

Old Railway Line Garden Centre Limited
Three Cocks, Brecon, Powys, LD3 OSG
Registered in England & Wales: 06005307
VAT Registration Number: 540 8031 75

www.olderailwaylinegc.co.uk
Tel 01497 847055
Fax 01497 842019
Email welcome@olderailwaylinegc.co.uk



THE OLD RAILWAY LINE

GARDEN CENTRE | RESTAURANT | FARM SHOP

Katie Eckley
Cyfarwyddwr Gweithrediadau
Canolfan Arddio'r Old Railway Line
Aberllynfi
Aberhonddu
LD3 0SG

Rhif Ffôn: 01497 847055
E-bost: katie@oldrailwaylinegc.co.uk

Mae gennych gyfnod o 28 diwrnod o ddyddiad y llythyr hwn i rannu eich sylwadau. Felly mae angen derbyn sylwadau erbyn 20^{fed} Rhagfyr 2023.

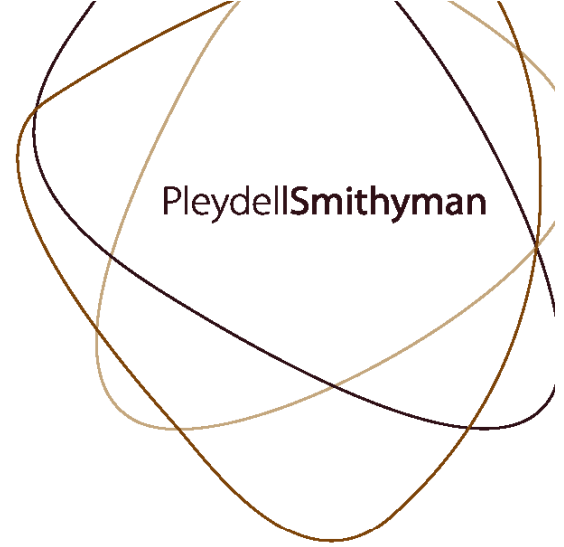
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Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir

Katie Eckley
Cyfarwyddwr Gweithrediadau

Mid and West Wales Fire and Rescue Service
Service Headquarters
Lime Grove Avenue
Carmarthen
Carmarthenshire
SA31 1SP



Issued via email to: bregs@mawwfire.gov.uk

21st November 2023

Dear Sirs

**RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG
STATUTORY PRE-APPLICATION CONSULTATION**

We are writing to let you know about a forthcoming planning application we will shortly be submitting to Powys County Council on behalf of our clients Old Railway Line Garden Centre for works at their site at Three Cocks, Brecon, LD3 0SG.

We understand that Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires that we consult with you as the development proposes development over 1000 square metres.

The application will be for improvements to the garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided

v.	M14.205(a).D.012A	Existing Elevations
vi.	M14.205(a).D.013A	Proposed Site Plan
vii.	M14.205(a).D.014D	Proposed Floor Plan
viii.	M14.205(a).D.015B	Proposed Roof Plans
ix.	M14.205(a).D.016B	Proposed Elevations

Pleydell Smithyman Limited
20A The Wharfage, Ironbridge
Telford, Shropshire TF8 7NH

T. 01952 433211 F. 01952 433323
E. psl@pleydellsmithyman.co.uk
www.pleydellsmithyman.co.uk

Company registration number 3095748
Registered in England

2. Supporting Documents:
 - i. Planning application form.
 - ii. Planning Statement.

Should you wish to make any comments on the proposals please let us know by email to kathryn@pleydellsmithyman.co.uk

We understand that you have a period of 28 days from the date of this letter to provide your comments.

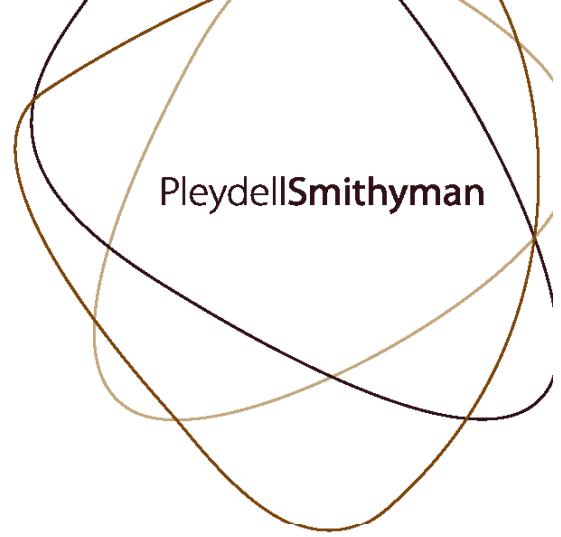
If you have any queries or need any further information do please contact us.

Yours sincerely



KATHRYN FARDEN
Associate Director

Gwasanaeth Tân ac Achub Canolbarth a Gorllewin Cymru
Pencadlys Gwasanaeth
Heol Llwyn Pisgwydd
Caerfyrddin
Sir Gaerfyrddin
SA31 1SP



Wedi'i anfon trwy e-bost at: bregs@mawwfire.gov.uk

21^{ain} Tachwedd 2023

Annwyl Syr/Madam

**PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI,
ABERHONDDU, LD3 0SG
YMGYNGHORIAD STATUDOL CYN GWNEUD CAIS**

Rydym yn ysgrifennu atoch i roi gwybod i chi am gais cynllunio arfaethedig y byddwn yn ei gyflwyno cyn bo hir i Gyngor Sir Powys ar ran ein cleientiaid Canolfan Arddio'r Old Railway Line ar gyfer gwaith ar eu safle yn Aberllynfi, Aberhonddu, LD3 0SG.

Rydym yn deall bod Atodlen 4 o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016 yn ei gwneud yn ofynnol i ni ymgynghori â chi gan fod y datblygiad yn cynnig datblygiad dros 1000 metr sgwâr.

Bydd y cais yn amlinellu gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad

iv. M14.205(a).D.011A
v. M14.205(a).D.012A
vi. M14.205(a).D.013A
vii. M14.205(a).D.014D
viii. M14.205(a).D.015B
ix. M14.205(a).D.016B

Cynllun To Presennol
Gweddlluniau presennol
Cynllun Safle Arfaethedig
Cynllun Llawr Arfaethedig
Cynlluniau To Arfaethedig
Gweddlluniau Arfaethedig

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2. Dogfennau Ategol:
 - i. Ffurflen gais cynllunio.
 - ii. Datganiad Cynllunio.

Os hoffech wneud unrhyw sylwadau ar y cynigion rhowch wybod i ni drwy e-bost yn kathryn@pleydellsmithyman.co.uk

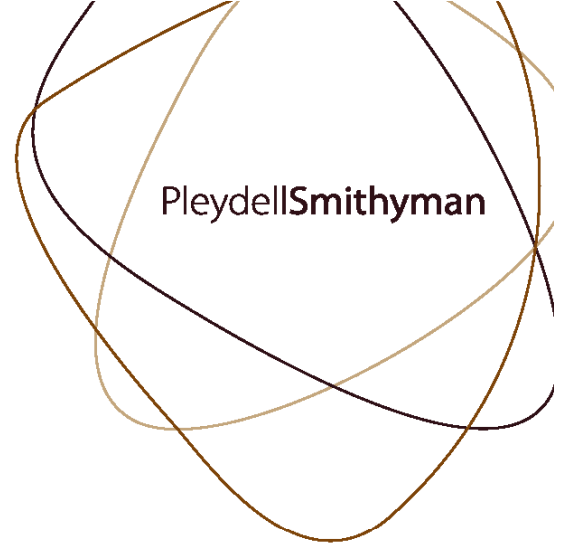
Rydym yn deall bod gennych gyfnod o 28 diwrnod o ddyddiad y llythyr hwn i rannu eich sylwadau.

Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir



KATHRYN FARDEN
Cyfarwyddwr Cyswllt



Highways
Powys County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Issued via email to: tls.helpdesk@powys.gov.uk

21st November 2023

Dear Sirs

**RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG
STATUTORY PRE-APPLICATION CONSULTATION**

We are writing to let you know about a forthcoming planning application we will shortly be submitting to Powys County Council on behalf of our clients Old Railway Line Garden Centre for works at their site at Three Cocks, Brecon, LD3 0SG.

Powys County Council have suggested that we contact you as part of the pre-application consultation process, as the application proposes development over 1000 square metres.

The application will be for improvements to the garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided

v.	M14.205(a).D.012A	Existing Elevations
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2. Supporting Documents:
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Should you wish to make any comments on the proposals please let us know by email to kathryn@pleydellsmithyman.co.uk

We understand that you will respond within a period of 28 days from the date of this letter to provide your comments.

If you have any queries or need any further information do please contact us.

Yours sincerely



KATHRYN FARDEN
Associate Director

Priffyrdd
Neuadd Sir Powys
Heol Dwyrain Spa
Llandrindod
LD1 5LG

Wedi'i anfon trwy e-bost at: tls.helpdesk@powys.gov.uk

21^{ain} Tachwedd 2023

Annwyl Syr/Madam,

**PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI,
ABERHONDDU, LD3 0SG
YMGYNGHORIAD STATUDOL CYN GWNEUD CAIS**

Rydym yn ysgrifennu atoch i roi gwybod i chi am gais cynllunio arfaethedig y byddwn yn ei gyflwyno cyn bo hir i Gyngor Sir Powys ar ran ein cleientiaid Canolfan Arddio'r Old Railway Line ar gyfer gwaith ar eu safle yn Aberllynfi, Aberhonddu, LD3 0SG.

Mae Cyngor Sir Powys wedi awgrymu ein bod yn cysylltu â chi fel rhan o'r broses ymgynghori cyn gwneud cais, gan fod y cais yn cynnig datblygu dros 1000 metr sgwâr.

Bydd y cais yn amlinellu gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad y siop dros dro sy'n gyfochrog â'r ffordd gyda chanopi ochr agored newydd, cael gwared ar

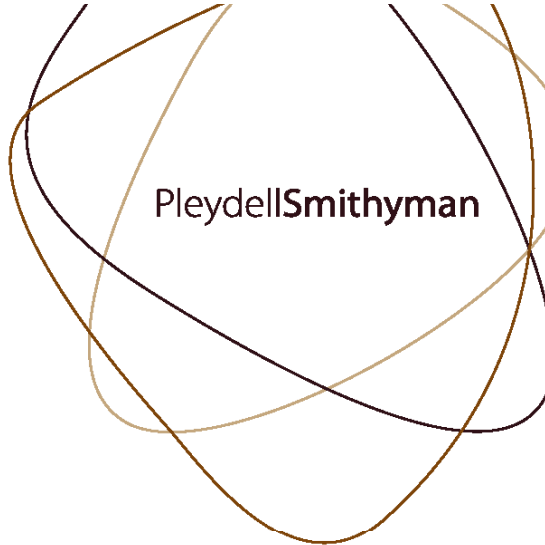
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 - i. Ffurflen gais cynllunio.

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ii. Datganiad Cynllunio.

Os hoffech wneud unrhyw sylwadau ar y cynigion rhowch wybod i ni drwy e-bost yn kathryn@pleydellsmithyman.co.uk

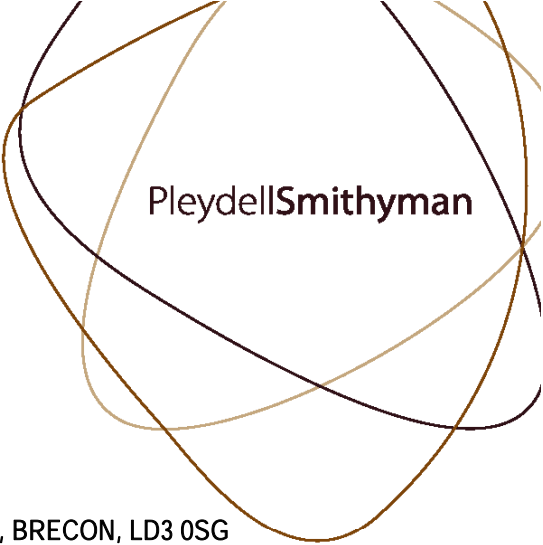
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Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir



KATHRYN FARDEN
Cyfarwyddwr Cyswllt



National Resource Wales

Issued via email to: MidPlanning@cyfoethnaturiolcymru.co.uk

21st November 2023

Dear Sirs

**RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG
STATUTORY PRE-APPLICATION CONSULTATION**

We are writing to let you know about a forthcoming planning application we will shortly be submitting to Powys County Council on behalf of our clients Old Railway Line Garden Centre for works at their site at Three Cocks, Brecon, LD3 0SG.

Powys County Council have suggested that we contact you as part of the pre-application consultation process, as the development site is in the phosphorous sensitive Wye Valley SAC.

The application will be for improvements to the garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided canopy, removal of various covered walkways, extensions to and part enclosure of an existing open sided canopy and the creation of a new entrance into the garden centre buildings. Parking and access will remain as at present and all of the works will take place

- | | | |
|-------|-------------------|---------------------|
| viii. | M14.205(a)D.015B | Proposed Roof Plans |
| ix. | M14.205(a).D.016B | Proposed Elevations |

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www.pleydellsmithyman.co.uk

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Should you wish to make any comments on the proposals please let us know by email to kathryn@pleydellsmithyman.co.uk

We understand that you will respond within a period of 21 days from the date of this letter to provide your comments.

If you have any queries or need any further information do please contact us.

Yours sincerely



KATHRYN FARDEN
Associate Director

Cyfoeth Naturiol Cymru

PleydellSmithyman

Wedi'i anfon trwy e-bost at: MidPlanning@cyfoethnaturiolcymru.co.uk

21^{ain} Tachwedd 2023

Annwyl Syr/Madam,

**PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI,
ABERHONDDU, LD3 0SG
YMGYNGHORIAD STATUDOL CYN GWNEUD CAIS**

Rydym yn ysgrifennu atoch i roi gwybod i chi am gais cynllunio arfaethedig y byddwn yn ei gyflwyno cyn bo hir i Gyngor Sir Powys ar ran ein cleientiaid Canolfan Arddio'r Old Railway Line ar gyfer gwaith ar eu safle yn Aberllynfi, Aberhonddu, LD3 0SG.

Mae Cyngor Sir Powys wedi awgrymu ein bod yn cysylltu â chi fel rhan o'r broses ymgynghori cyn gwneud cais, gan fod y safle datblygu yn Ardal Cadwraeth Arbennig Dyffryn Gwy sy'n sensitif i ffosforws.

Bydd y cais yn amlinellu gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad y siop dros dro sy'n gyfochrog â'r ffordd gyda chanopi ochr agored newydd, cael gwared ar

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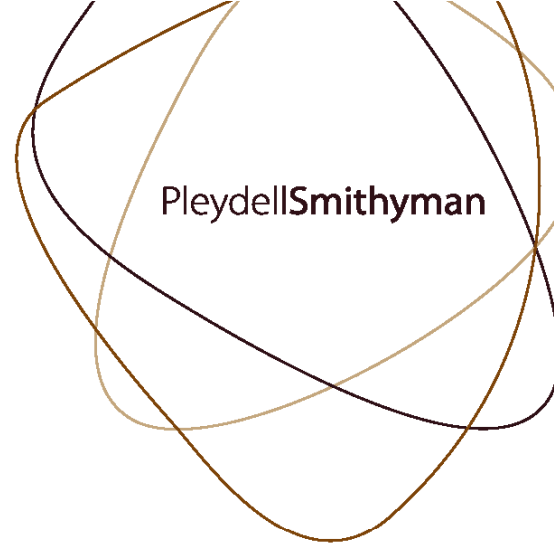
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Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir



KATHRYN FARDEN
Cyfarwyddwr Cyswllt



CADW
Welsh Government
Ty Afon
Bedwas Road
Caerphilly
CF83 8WT

Issued via email to: CadwPlanning@gov.wales

21st November 2023

Dear Sirs

**RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG
STATUTORY PRE-APPLICATION CONSULTATION**

We are writing to let you know about a forthcoming planning application we will shortly be submitting to Powys County Council on behalf of our clients Old Railway Line Garden Centre for works at their site at Three Cocks, Brecon, LD3 0SG.

Powys County Council have suggested that we contact you as part of the pre-application consultation process, as the Gwernyfed Park Camp Scheduled Monument is located approximately 250m to the north east of the site and the proposed development is over 1000 square metres. We don't believe the proposals will affect the Scheduled Monument.

ii.	M14.205(a).D.009A	Existing Site Plan
iii.	M14.205(a).D.010A	Existing Floor Plan
iv.	M14.205(a).D.011A	Existing Roof Plan
v.	M14.205(a).D.012A	Existing Elevations
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2. Supporting Documents:
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Should you wish to make any comments on the proposals please let us know by email to kathryn@pleydellsmithyman.co.uk

We understand that you will respond within a period of 21 days from the date of this letter to provide your comments.

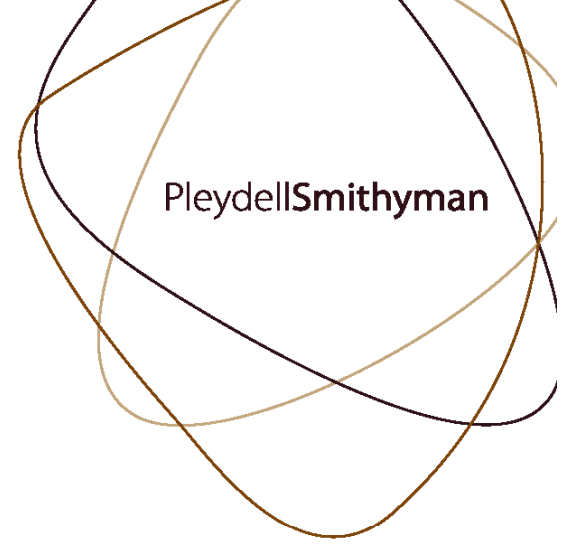
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Yours sincerely



KATHRYN FARDEN
Associate Director

CADW
Llywodraeth Cymru
Tŷ Afon
Heol Bedwas
Caerffili
CF83 8WT



Wedi'i anfon trwy e-bost at: CadwPlanning@gov.wales
21^{ain} Tachwedd 2023

Annwyl Syr/Madam

**PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI,
ABERHONDDU, LD3 0SG
YMGYNGHORIAD STATUDOL CYN GWNEUD CAIS**

Rydym yn ysgrifennu atoch i roi gwybod i chi am gais cynllunio arfaethedig y byddwn yn ei gyflwyno cyn bo hir i Gyngor Sir Powys ar ran ein cleientiaid Canolfan Arddio'r Old Railway Line ar gyfer gwaith ar eu safle yn Aberllynfi, Aberhonddu, LD3 0SG.

Mae Cyngor Sir Powys wedi awgrymu ein bod yn cysylltu â chi fel rhan o'r broses ymgynghori cyn gwneud cais, gan fod Heneb Gofrestredig Gwersyll Parc Gwernfyfed wedi'i lleoli tua 250m i'r gogledd-ddwyrain o'r safle a bod y datblygiad arfaethedig dros 1000 metr sgwâr. Nid ydym yn credu y bydd y cynigion yn effeithio ar yr Heneb Gofrestredig.

Bydd y cais yn nodi gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad y siop

iv.	M14.205(a).D.011A	Cynllun To Presennol
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2. Dogfennau Ategol:

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20A The Wharfage, Ironbridge
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Registered in England

- i. Ffurflen gais cynllunio.
- ii. Datganiad Cynllunio.

Os hoffech wneud unrhyw sylwadau ar y cynigion rhowch wybod i ni drwy e-bost yn kathryn@pleydellsmithyman.co.uk

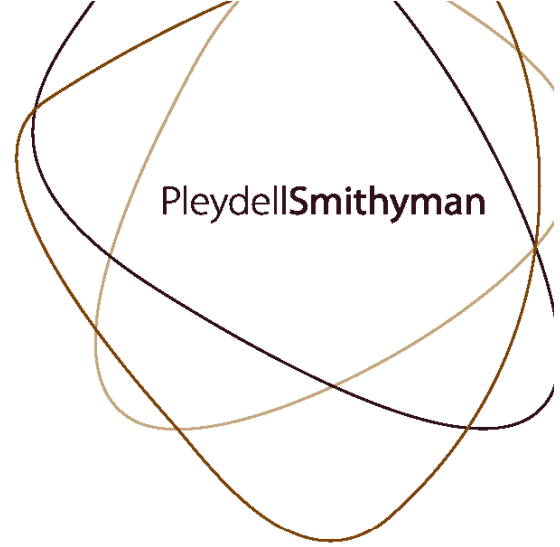
Rydym yn deall y byddwch yn ymateb o fewn cyfnod o 21 diwrnod o ddyddiad y llythyr hwn i rannu eich sylwadau.

Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir



KATHRYN FARDEN
Cyfarwyddwr Cyswllt



Dwr Cymru Welsh Water

Issued via email to: developer.services@dwrcymru.com

21st November 2023

Dear Sirs

**RE: OLD RAILWAY LINE GARDEN CENTRE, THREE COCKS, BRECON, LD3 0SG
STATUTORY PRE-APPLICATION CONSULTATION**

We are writing to let you know about a forthcoming planning application we will shortly be submitting to Powys County Council on behalf of our clients Old Railway Line Garden Centre for works at their site at Three Cocks, Brecon, LD3 0SG.

We understand that Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires that we consult with you as the development proposes non residential development over 1000 square metres.

The application will be for improvements to the existing garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided canopy, removal of various covered walkways, extensions to and part enclosure of an

vi.	M14.205(a).D.013A	Proposed Site Plan
vii.	M14.205(a).D.014D	Proposed Floor Plan
viii.	M14.205(a).D.015B	Proposed Roof Plans
ix.	M14.205(a).D.016B	Proposed Elevations

2. Supporting Documents:

- i. Planning application form.
- ii. Planning Statement.

Pleydell Smithyman Limited
20A The Wharfage, Ironbridge
Telford, Shropshire TF8 7NH

T. 01952 433211 F. 01952 433323
E. psl@pleydellsmithyman.co.uk
www.pleydellsmithyman.co.uk

Company registration number 3095748
Registered in England

Should you wish to make any comments on the proposals please let us know by email to kathryn@pleydellsmithyman.co.uk

We understand that you have a period of 28 days from the date of this letter to provide your comments.

If you have any queries or need any further information do please contact us.

Yours sincerely



KATHRYN FARDEN
Associate Director

Dŵr Cymru

Wedi'i anfon trwy e-bost at: developer.services@dwrcymru.com

21^{ain} Tachwedd 2023

Annwyl Syr/Madam

**PARTHED: CANOLFAN ARDDIO'R OLD RAILWAY LINE, ABERLLYNFI,
ABERHONDDU, LD3 0SG
YMGYNGHORIAD STATUDOL CYN GWNEUD CAIS**

Rydym yn ysgrifennu atoch i roi gwybod i chi am gais cynllunio arfaethedig y byddwn yn ei gyflwyno cyn bo hir i Gyngor Sir Powys ar ran ein cleientiaid Canolfan Arddio'r Old Railway Line ar gyfer gwaith ar eu safle yn Aberllynfi, Aberhonddu, LD3 0SG.

Rydym yn deall bod Atodlen 4 o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016 yn ei gwneud yn ofynnol i ni ymgynghori â chi gan fod y datblygiad yn cynnig datblygiad amhreswyl dros 1000 metr sgwâr.

Bydd y cais yn nodi gwelliannau i'r ganolfan arddio a fydd yn cynnwys ailosod adeilad y siop dros dro sydd gyfochrog â'r ffordd gyda chanopi ochr agored newydd, cael gwared ar amryw o lwybrau cerdded wedi'u gorchuddio, estyniadau i ganopi ochr agored presennol a chreu mynedfa newydd i adeiladau'r ganolfan arddio. Bydd y cyfleuster parcio a mynediad

vii. M14.205(a).D.014D
viii. M14.205(a).D.015B
ix. M14.205(a).D.016B

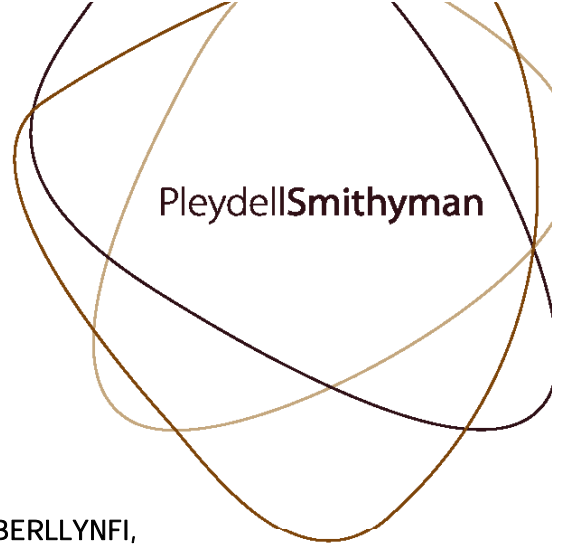
Cynllun Llawn Arfaethedig
Cynlluniau To Arfaethedig
Gweddluniau Arfaethedig

2. Dogfennau Ategol:
- i. Ffurflen gais cynllunio.
 - ii. Datganiad Cynllunio.

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Registered in England



Os hoffech wneud unrhyw sylwadau ar y cynigion rhowch wybod i ni drwy e-bost yn kathryn@pleydellsmithyman.co.uk

Rydym yn deall bod gennych gyfnod o 28 diwrnod o ddyddiad y llythyr hwn i rannu eich sylwadau.

Os oes gennych unrhyw ymholiadau neu os oes angen unrhyw wybodaeth bellach, cysylltwch â ni.

Yr eiddoch yn gywir



KATHRYN FARDEN
Cyfarwyddwr Cyswllt

APPENDIX D

Copy of statutory consultee responses received



Gwasanaeth Tân ac Achub
Canolbarth a Gorllewin Cymru

Mid and West Wales
Fire and Rescue Service

Prif Swyddog Tân | Chief Fire Officer

Roger Thomas BA(Hons), MSc

tancgc.gov.uk
mawwfire.gov.uk

PleydellSmithyman
20a The Wharfage
Ironbridge
Telford
Shropshire
TF8 7NH

*Gofynner am/
Please ask for:*

Watch Manager A. Hall

*Rhif Est/Extn.
No.*

6611

E-bost/E-mail:

bregs@mawwfire.gov.uk

*Fy Nghyf/My
Ref:*

AJH/KDT/00110072

Dyddiad/Date:

22 November 2023

Dear Madam,

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

THE DEVELOPMENTS OF NATIONAL SIGNIFICANCE (PROCEDURE) (WALES) ORDER 2016

**DEVELOPMENT PROCEDURE (CONSULTEES) (WALES) (MISCELLANEOUS AMANDMENTS)
ORDER 2021 – FIRE AND RESCUE AUTHORITIES**

RE: Old Railway Line Garden Centre, Three Cocks, Brecon LD3 0SG

APPLICATION NUMBER: N/A

I acknowledge receipt of the notification to the Mid and West Wales Fire and Rescue Authority in relation to the above application.

The site plan/s of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the planning committee/applicant. It is important that these matters are dealt with early on in any proposed development:

The Fire Authority has no comment to make on access for fire appliances or water supplies.

the Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation.

The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: <https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

<https://www.ukfrs.com/index.php/promos/16847>

Y Pencadlys, Heol Llwyn Pisgwydd, Caerfyrddin, Sir Gâr, SA31 1SP
Headquarters, Lime Grove Avenue, Carmarthen, Carmarthenshire, SA31 1SP

post@tancgc.gov.uk
mail@mawwfire.gov.uk

0370 60 60 699

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

The plan/s has been retained for record purposes.

Yours faithfully



Watch Manager A Hall
Authorised Fire Safety Regulator
On behalf of the Mid and West Wales Fire and Rescue Authority

Enc

MID AND WEST WALES FIRE AND RESCUE SERVICE

Advice on Water Supplies

1. WATER SUPPLIES FOR FIREFIGHTING

The existing output of the statutory water supply network may need to be upgraded in certain parts of the local plan area to care for firefighting needs of new developments. It is recommended that this provision be a condition of planning consent.

Reference to the National Guidance Document on the Provision of Water for Fire Fighting 2007.

Access to Open Water Supplies

Where development of water-front sites takes place, the need for permanent and unobstructed access for firefighting appliances to the water should be made a condition of any planning consent.

Consultation must take place with the Fire and Rescue Authority during the earliest planning stages of any development to ensure access for fire pumping appliances is satisfactory.

1.1. HOUSING

Minimum main size 100 millimetres. Housing developments of units of detached or semi-detached houses of not more than two floors should have a water supply capable of delivering a minimum of eight litres per second through any hydrant on the development.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.2. TRANSPORTATION

Lorry/Coach Parks - Multi-Storey Car Parks-Service Stations

Minimum main size 100 millimetres. All of these amenities should have a water supply capable of delivering a minimum of 25 litres per second through any hydrant on the development or within a vehicular distance of 90 metres from the complex.

1.3. INDUSTRY

In order that an adequate supply of water is available for use by the Fire and Rescue Authority in case of fire, it is recommended that the water supply infrastructure to any commercial industrial estate is as follows:

Light Industrial/Commercial

Up to one hectare, 20 litres per second - Minimum Main Size 100 millimetres

Up to two hectares, 35 litres per second - Minimum Main Size 150 millimetres

High Risk Industrial

Up to three hectares 50 litres per second - Minimum Main Size 150 millimetres

Over three hectares, 75 litres per second - Minimum Main Size 150 millimetres

In rural areas it may not be possible to provide sufficient mains water. To overcome this, static or river supplies would be considered on site if they are capable of supplying the above flow rates for at least one hour.

The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements, as high-risk premises may require a greater flow.

1.4. SHOPPING, OFFICES, RECREATION AND TOURISM

Commercial developments of this type should have a water supply capable of delivering a minimum of 20 to 75 litres per second to the development site. The Fire and Rescue Authority should be consulted at the outline planning stage of any proposed projects to ascertain the exact requirements.

1.5. EDUCATION, HEALTH AND COMMUNITY FACILITIES

Village Halls

Should have a water supply capable of delivering a minimum of 15 litres per second through any hydrant on the development or within a vehicular distance of 100 metres from the complex.

Primary Schools and Single Storey Health Centres

Should have a water supply capable of delivering a minimum of 20 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

Secondary Schools, Colleges, Large Health and Community Facilities

Should have a water supply capable of delivering a minimum of 35 litres per second through any hydrant on the development or within a vehicular distance of 70 metres from the complex.

1.6. DISTANCES BETWEEN FIRE HYDRANTS

The distance between fire hydrants should not exceed the following:

Residential areas	-	200 metres
Industrial Estates	-	150 metres
Town Centre Areas	-	90 metres
Commercial (Offices & Shops)	-	100 metres
Residential Hostels	-	Adjacent to access
Hotels	-	Adjacent to access
Institutional (Hospitals & Old Persons Home)	-	Adjacent to access
Old Persons Home	-	Adjacent to access
Educational (Schools & Colleges)	-	Adjacent to access

1.7. CONCLUSION

Developers should hold joint discussions with the relevant Water Authority or the Environmental Agency and the Fire and Rescue Authority to ensure that adequate water supplies are available in case of fire.

The Fire and Rescue Authority reserve the right to ask for static water supplies for firefighting on site, as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.



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

Location of Development: The Old Railway Line Garden Centre, Three Cocks, Brecon.

The proposed works comprise:

- Removal of existing temporary structures and covered walkways.
- Replacement with a new open sided canopy.
- Replacement with a partly enclosed extension to an existing open sided canopy.
- Part enclosure of an existing open sided canopy.
- Alterations and extensions to the existing garden centre entrance.

The County Council as Highway Authority for the County Class I Highway, A438

Wish the following recommendations/Observations be applied

Thank you for consulting with the Highway Authority (HA) on the pre-application consultation, which seeks to provide alterations to The Old Railway Line Garden Centre, Three Cocks.

(Please note that this response is based on a desktop study of the site using: submitted information; satellite mapping imagery; historic mapping; planning records and local knowledge. No site visit has been undertaken).

Whilst the HA would have no fundamental objection to the proposed development the size of the buildings will increase, therefore consideration should be given to ensure parking provision is provided in accordance with CSS Wales Parking Standards.

Reference Material

CSS Wales Parking Standards 2014

Signed _____

Nicky Cooper

For Highways, Transport and Recycling

Date: 24th November 2023

Ein cyf/Our ref: CAS- 244105-F1F6
Eich cyf/Your ref: Old Railway Line
Nursery

Pleydell Smithyman
20A The Wharfage
Ironbridge, Telford
Shropshire
TF8 7NH

FAO: Kathryn Farden (katryn@pleydellsmithyman.co.uk)

Dyddiad/Date: 11 December 2023

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: Improvements to the garden centre which will include the replacement of the temporary shop building parallel to the road with a new open sided canopy, removal of various covered walkways, extensions to and part enclosure of an existing open sided canopy and the creation of a new entrance into the garden centre buildings.

LLEOLIAD/LOCATION: Old Railway Line Garden Centre BRECON, LD3 0SG

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 04 December 2023.

Based on the information provided, we would have no objection to the proposed development and provide the following advice.

Protected Sites

We note the application site is within the catchment of the Wye Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (August 2023), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments. We would therefore advise that the Local Planning Authority (LPA) should consider whether the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms.

However, the application as submitted is unlikely to increase the amount of phosphorus entering the catchment. Therefore, we are satisfied that the proposal is not likely to have a significant effect on the River Wye SAC.

Protected Species

We have not considered European Protected Species (EPS) because the pre-application consultation does not appear to include an EPS report. We advise you seek the Local Planning Authority screening opinion on ecological survey requirements. NRW will be able to make comments at planning stage if an EPS report which identifies the presence of EPS is available.

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

Cinzia Sertorio

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

E-bost/E-mail: MidPlanning@cyfoethnaturiolcymru.gov.uk

Ffôn/Phone: 03000 65 4696

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Pleydellsmithyman

Eich cyfeirnod
Your reference

By E-Mail

Ein cyfeirnod
Our reference

Dyddiad
Date

5 December 2023

Llinell uniongyrchol
Direct line

0300 0257894

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Statutory pre-planning application - Proposed development, Old Railway Line Garden Centre, Three Cocks, Brecon, LD3 0SG

Thank you for your letter inviting our comments on the information submitted for the above planning application.

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Advice

Having carefully considered the information provided with the planning application, our records show that there are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development. We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in planning are set out in Annex A.

There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clywd Powys Archaeological Trust: [///\(cpat.org.uk\)](http://cpat.org.uk)

Yours sincerely

Nick Segust
Case Officer
Historic Environment Services

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of



historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Kathryn Farden
Pleydell Smithyman Limited
20A
The Wharfage,
Ironbridge,
Telford,
TF8 7NH

Date: 11/12/2023
Our Ref: PPA0008436

Dear Kathryn Farden,

Grid Ref: 317159 237518

Site Address: Old Railway Line Nursery, Three Cocks, Brecon,

Development: 2D - Demolition of part of existing garden centre buildings and covered walkways, replacement open sided canopies, see app for full details

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to replacement open sided canopies at Old Railway Line Nursery, Three Cocks, Brecon, Powys and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a separate sewerage system, comprising combined and foul public sewers, which drains to Aberllynfi Wastewater Treatment Works (WwTW).

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

As part of this pre-planning enquiry we acknowledge receipt of a the application form which indicates proposals to discharge surface water flows into a soakaway system and in principle we would offer no objection subject to consultation and an agreement with the Building Regulations Authority as the regulatory body. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

It seems the proposal does not include the communication of additional foul flows and therefore we have no comment to make on the disposal of foul flows, however should circumstances change and a connection to the public sewerage system/public sewage treatment works is required we would advise that you contact us to discuss.



You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

Foul Water Drainage – Sewage Treatment

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

We can also advise that Aberllynfi WwTW does not have a phosphate permit, this matter will need to be considered further by the local planning authority.

Potable Water Supply

We anticipate this development may require the installation of a new single water connection to serve the new premise. The provisions of Section 45 of the Water Industry Act 1991 apply. We therefore rely on the Local Planning Authority to control the delivery of any required reinforcement or offsite works by way of planning condition at planning application stage.

Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position at planning application stage to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

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 0800 917 2652 or via email at developer.services@dwrcymru.com



Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.