

Date: 8th November 2024

Our Ref: 23.223

Powys County Council
Planning Services
Powys County Hall
Spa Road East
Llandrindod Wells
Powys
LD1 5LG

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

Tel: 02920 732 652
www.asbriplanning.co.uk

Dear Sir or Madam,

Town and County Planning Act 1990 (As Amended)
Full planning application for residential development and associated works
Land Opposite Maesydre, Llanfyllin
Planning Portal Ref: PP-138084885

Asbri Planning is appointed as planning agent to Powys County Council Housing Services to engage Powys County Council in respect of the above planning application for the proposed full planning application and associated works at land opposite Maesydre, Llanfyllin.

The planning application has been submitted via Planning Portal and the submission documents are listed below.

The following drawings, with references included below, have been submitted.

Drawing Name	Drawing Reference
Site Location Plan (23012-POW-ZZ-XX-DR-A-0100-P03)	Jose Tweedie Property Design Services
Proposed Site Plan (23012-POW-ZZ-XX-DR-A-0101-P20)	Jose Tweedie Property Design Services
Existing Site Context Plan (23012-POW-ZZ-XX-DR-A-0104-P02)	Jose Tweedie Property Design Services
Ecological Mitigation Strategy (23012-POW-ZZ-XX-DR-A-0105-P02)	Jose Tweedie Property Design Services
Boundary Treatment Plan (23012-POW-ZZ-XX-DR-A-0106-P02)	Jose Tweedie Property Design Services
Proposed Street Scenes (23012-POW-ZZ-XX-DR-A-0107-P03)	Jose Tweedie Property Design Services
Affordable Housing Allocation Plan (23012-POW-ZZ-XX-DR-A-0109-P01)	Jose Tweedie Property Design Services
Proposed 1B2P Bungalow General Arrangement Plan (23012-POW-ZZ-00-DR-A-0300-P01)	Jose Tweedie Property Design Services
Proposed 1B2P Bungalow Proposed GA Elevations Plan (23012-POW-ZZ-XX-DR-A-0301-P01)	Jose Tweedie Property Design Services
Proposed 1B2P Bungalow General Arrangement Section Plan (23012-POW-ZZ-XX-DR-A-0302-P01)	Jose Tweedie Property Design Services

Proposed 1B2P Walk Up Flats General Arrangement Plan (23012-POW-ZZ-00-0303-P01)	Jose Tweedie Property Design Services
Proposed 1B2P Walk Up Flats Proposed GA Elevations Plan (23012-POW-ZZ-XX-DR-A-0304-P01)	Jose Tweedie Property Design Services
Proposed 1B2P Walk Up Flats General Arrangement Sections (23012-POW-ZZ-XX-DR-A-0305-P01)	Jose Tweedie Property Design Services
Proposed 2B4P General Arrangement Plans (23012-POW-ZZ-00-DR-A-0306-P01)	Jose Tweedie Property Design Services
Proposed 2B4P GA Elevation Plans (23012-POW-ZZZ-XX-DR-A-0307-P01)	Jose Tweedie Property Design Services
Proposed 2B4P General Arrangement Section Plan (23012-POW-ZZ-XX-DR-A-0308-P01)	Jose Tweedie Property Design Services
Proposed 4B7P General Arrangement Plans (23012-POW-ZZ-00-DR-A-9396-P01)	Jose Tweedie Property Design Services
Proposed 4B7P GA Elevations Plan (23012-ZZ-XX-DR-A-0310-P01)	Jose Tweedie Property Design Services
Proposed 4B7P General Arrangement Section Plan (23012-POW-ZZ-XX-DR-A-0311-P01)	Jose Tweedie Property Design Services
Proposed CGI Visual 1 (23012-Llanfyllin-Visual-1-Rev-A)	Jose Tweedie Property Design Services
Proposed CGI Visual 2 (23012-Llanfyllin-Visual-2-Rev-A)	Jose Tweedie Property Design Services
Proposed CGI Visual 3 (23012-Llanfyllin-Visual-3-Rev-A)	Jose Tweedie Property Design Services
Proposed Highways General Arrangement Plan (2647-37-CIV-PL-01)	PCC Engineering Design Services
Proposed Long Section Spine Plan (2647-37-CIV-PL-02)	PCC Engineering Design Services
Proposed Drainage Strategy (2647-37-CIV-PL-04)	PCC Engineering Design Services
Proposed Landscape Strategy (TC23203 LA.1 V3)	Tir Collective
Proposed Planting Plan (1/2) (TC23203 LA.2.1 V3)	Tir Collective
Proposed Planting (2/2) (TC23203 LA.2.2 V3)	Tir Collective
Proposed Landscaping Specification (TC23203 LA.3 V3)	Tir Collective

In addition, the supporting documents submitted comprise the following:

Document Name (reference where appropriate)	Prepared By
Planning application forms (1APP)	Asbri Planning
Application Covering Letter	Asbri Planning
Design and Access Statement	Asbri Planning
Planning Statement	Asbri Planning

PAC Report	Asbri Planning
Welsh Language Action Plan	Asbri Planning
Preliminary Ecological Appraisal	Central Wales Infrastructure Collaboration Engineering Design Services
Tree Survey Report	ArbTS
Green Infrastructure Statement	Tir Collective

The required planning application fee will be paid to Powys County Council's Planning Services department. This has been calculated at £7,360.00, on basis of the proposed development of 16 dwellinghouses.

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

Yours sincerely,



Dylan Green

Associate

cc Powys County Council Housing Services