



Development Control
Powys County Council
The Gwalia
Ithon Road
Llandrindod Wells
LD1 6AA

Eich cyf / Your ref 23/0339/FUL

Ein cyf / Our ref 23/NM-5639

12 September

Dear Sir/Madam,

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

Land Adj To Court Gwenddwr, Gwenddwr, Builth Wells

Erection of a welfare building for existing staff (retrospective), improvements to existing access track & formation of new section of access track - part resubmission of 20/1811/FUL

I refer to your consultation of 21/07/2023 regarding the above planning application. WG, would firstly, highlight that the access road has been significantly widened and may need SUDS review as new surface area seems greater than 5m². Regardless, Welsh Government, as highway authority for the A470 trunk road, directs that any permission granted by your authority shall include the following conditions:

- 1) Applicant must detail a drainage proposal for the access road that will collect private surface water runoff and how it will be disposed of. The information must be submitted for approval in writing and the agreed solution implemented prior to the building being brought into use.
- 2) To formalise the access and reduce the risk of improper use by motorists, the developer must propose road markings for the access road junction to highlight the access it is and implement approved plans before building is first brought into use.
- 3) A Service Maintenance Management Plan (SMMP) shall be submitted detailing the maximum existing visibility splays for the junction clearly detailing the private areas that are within the developers control (and not trunk road). The areas, which must be noted on a plan, must thereafter be forever maintained as agreed within the approved SMMP. As a minimum, the SMMP must include:
 - a) plan detailing maximum existing visibility splays highlighting area of private ownership and what is trunk road.
 - b) maintenance specification and frequency i.e. what is the maximum height that vegetation can



grow within the visibility splay before maintenance works are required along with a timeframe for works once vegetation growth is nearing the maximum allowable height.

c) plan detailing drainage provision along with maintenance regime for inspection and clearing at least twice a year.

d) plan detailing the road markings for the access along with an inspection proposal and reinstatement strategy for when reinstatement would be required if marking are scrubbed off and/or deteriorated by a certain percent.

- 4) The building must only be used in line with the exiting planning permission that the land benefits from.

The above conditions are included to maintain the safety and free flow of trunk road traffic.

If you have any further queries, please forward to the following Welsh Government Mailbox NorthandMidWalesDevelopmentControlMailbox@gov.wales

Yours faithfully

Jason Ingram