

From: Information redacted
Sent: 02 February 2026 09:31
To: Information redacted
Cc: Information redacted
Information redacted

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Good morning Information redacted,

Have you had an opportunity to review the drawings sent by Information redacted on the 20th January please?

We really need to re-submit these to planning to discharge the conditions before the permission lapses!

Kind regards

Information redacted



Information redacted

Information redacted

Canolfan Creuddyn Centre, Lower Ground Floor Front 4, Pontfaen Road, Lampeter,
Ceredigion, Wales SA48 7BN



Rwyf yn gweithio ddydd Llun-ddydd Iau – nid wyf yn gweithio ar ddydd Gwener.

I work from Monday-Thursday – I do not work on Fridays.

From: Information redacted
Sent: 20 January 2026 14:44
To: Information redacted
Cc: Information redacted Information redacted Information redacted

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Hi Information redacted

Refer to our telephone conversation and your email below, please find attached the following revised drawings for your comment/approval –

- 2616-200 Rev A Proposed Highway Works - A1 Size
- 2616-500 Rev A Proposed Drainage - A1 Size
- 2616-611 Rev A Proposed Footway Sections - A1 Size

- 2616-800 Rev A Construction details - A1 Size

Please do not hesitate to contact me should you require further details.

Regards

Information redacted

From: Information redacted

Sent: 14 January 2026 16:26

To: Information redacted

Cc: Information redacted Information redacted

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Good afternoon Information redacted.

Please accept my apologies for the delay in coming back to you regarding the above following my voicemail message on 19th December, just prior to finishing for the Christmas period. I tried calling this morning to discuss the above but was unable to get through.

Further to my initial email and the points raised within, having further discussed them with a colleague, in terms of outstanding information, I would advise as follows:

- 1) Firstly, it is noted that the drawings show surface water within the site being captured by soakaway units and discharged into the River Wyre to the south of the site.

As regards the negative fall across the proposed footway fronting the development site and the formation of a drainage grip to the rear of the new footway, in the event that the grip should become overwhelmed, this would result in surface water discharging into the applicant's site, as opposed to the A487. Accordingly, in principle, from a highways perspective, the above is acceptable to us. However, should the site fall into new ownership at a future date, such a situation has the potential to become a maintenance liability for the Welsh Government.

As such, we would request that the design be updated to include a means of intercepting and discharging footway surface water into the existing highway drainage system. Please provide a cross-section detail of the proposed footway and drainage grip, indicating the depth/width of the grip and also the boundary line of the proposed S278 Agreement on the cross section and any kerbing/edging details.

- 2) Secondly, further detail is requested in respect of the proposed transition detail at the entrance to Queen Street to ensure that prioritisation of Non-Motorised Users (NMU's) is clearly defined.

Please feel free to call me, should you have any further queries.

Regards

Information redacted

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Llandudno Junction
Llandudno / Llandudno

From: Information redacted

Sent: 16 December 2025 09:43

To: Information redacted

Cc: Information redacted

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Morning Information redacted

Just tried to call you but your number wasn't recognised.

Attached for your information Drawings and Design Checklist that was issue to StreetWorks after review of conditions sent to the LPA, condition 15.

Happy to discuss the points raised, my number is Information redacted

Regards

Information redacted

From: Information redacted

Sent: 15 December 2025 17:02

To: Information redacted

Cc: Information redacted

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Good afternoon Information redacted,

Apologies for the delay in coming back to you. My direct number is **Information redacted**. With the exception of between 2-3pm tomorrow I am available all day and am happy call **Information redacted** direct, or for **Information redacted** to call me, so that the points raised within my previous email can be discussed.

Regards

Information redacted

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Llandudno Junction
Llandudno / Llandudno

From: **Information redacted**

Sent: 15 December 2025 16:41

To: **Information redacted**

Cc: **Information redacted**

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Hi **Information redacted**

Following my email below of the 4th Dec can you provide me with your number please so that **Information redacted** can discuss this with you as we believe that everything that you are requesting has been submitted?

Thanks

Information redacted



Information redacted

Information redacted

Canolfan Creuddyn Centre, Lower Ground Floor Front 4, Pontfaen Road, Lampeter,
Ceredigion, Wales SA48 7BN



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From: Information redacted
Sent: 04 December 2025 10:47
To: Information redacted

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Hi Information redacted

Can you provide me with your telephone number so that Information redacted can call you directly, please to discuss?

Thanks

Information redacted



Information redacted

Information redacted

Canolfan Creuddyn Centre, Lower Ground Floor Front 4, Pontfaen Road, Lampeter,
Ceredigion, Wales SA48 7BN



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From: Information redacted
Sent: 04 December 2025 10:44
To: Information redacted
Cc: Information redacted

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Good morning Information redacted,

Firstly, apologies for the delay in replying to your previous message.

My comments provided on the 3rd November was based on a review of the works package that was emailed by that same day.

Having picked this scheme up from my colleague, I was not aware of all previous correspondence.

If **Information redacted**) could please signpost this information, along with any other correspondence confirming the said issues have been addressed that would be greatly appreciated.

Regards

Information redacted

Peiriannydd Ffyrdd / Route Engineer

Is-adran Rheoli'r Rhwydwaith - Network Management Division
Trafnidiaeth / Transport
Llywodraeth Cymru / Welsh Government
Parc Cathays / Llandudno Junction
Llandudno / Llandudno

From: **Information redacted**

Sent: 01 December 2025 14:38

To: **Information redacted**

Cc: **Information redacted**

Subject: RE: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Good afternoon all,

To keep the flow moving on this one, can you respond to my email below please?

Thanks

Information redacted



Information redacted

Information redacted

Canolfan Creuddyn Centre, Lower Ground Floor Front 4, Pontfaen Road, Lampeter,
Ceredigion, Wales SA48 7BN



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I work from Monday-Thursday – I do not work on Fridays.

From: Information redacted
Sent: 20 November 2025 11:42
To: Information redacted

Subject: FW: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Hi Information redacted

I've spoken to Information redacted today, she has confirmed that all the amendments you requested are already made in the drawings sent on the 3rd of November and in previous emails – can you confirm if these are ok?

Information redacted number is Information redacted if its easier to discuss over the phone.

Kind regards

Information redacted



Information redacted

Information redacted

Canolfan Creuddyn Centre, Lower Ground Floor Front 4, Pontfaen Road, Lampeter,
Ceredigion, Wales SA48 7BN



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I work from Monday-Thursday – I do not work on Fridays.

From: Information redacted **Sent:** 03 November 2025 15:44
To: Information redacted
Cc: Information redacted

Subject: FW: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Good afternoon Information redacted

Further to our Teams call this afternoon please find the latest set of drawings – can you please let me know what changes are required for the satisfactory discharge of Condition 15 please.

I attach the response letter we received from Richard when we first applied for the discharge.

Kind regards

Information redacted



Information redacted

Information redacted

Canolfan Creuddyn Centre, Lower Ground Floor Front 4, Pontfaen Road, Lampeter,
Ceredigion, Wales SA48 7BN



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I work from Monday-Thursday – I do not work on Fridays.

From: Information redacted

Sent: 03 September 2025 09:44

To: Information redacted

Cc: Information redacted

Subject: FW: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Good morning, Sir / Madam

I refer to my e-mail below, dated 21 July 2025.

I would be grateful for a response and an indication of the timescales to process a S278 / S38 Agreement for this project.

I am available at your convenience for a meeting to discuss the project.

Regards,

Information redacted

From: Information redacted

Sent: 21 July 2025 14:21

To: Information redacted

Cc: Information redacted

Subject: FW: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL [Filed 21 Jul 2025 14:21]

Good afternoon, Sir / Madam

I refer to my e-mail below, dated 27 June 2025.

I would be grateful for a response and an indication of the timescales to process a S278 / S38 Agreement for this project.

I am available at your convenience for a meeting to discuss the project.

Regards,

Information redacted

From: Information redacted

Sent: 27 June 2025 14:08

To: Information redacted

Cc: Information redacted

Subject: FW: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL [Filed 27 Jun 2025 14:08]

Good afternoon, Sir / Madam

I refer to my e-mail below, dated 21st May 2025.

I would be grateful for a response and an indication of the timescales to process a S278 / S38 Agreement for this project.

I am available at your convenience for a meeting to discuss the project.

Regards,

Information redacted

From: Information redacted

Sent: 21 May 2025 15:50

To: Information redacted

Cc: Information redacted

Subject: A250201 - Ysgubor Wyre, Llanrhystud, SY23 5DL

Dear Sir/Madam

We are looking to commence design of the Section 278/38 works along the A487 at the above address.

Having reviewed your conditions sent to the LPA, condition 15 states;

15. Prior to any construction works starting, detail design of the access, footways and verge detailing specification of all materials/planting along with setting out details etc. must be submitted and approved in writing by the local planning authority in conjunction with Welsh Government. Verges must align with biodiversity policies and additional areas may be required to align with Llwybr Newydd i Natur.

Please see attached drawings and Design Checklist in relation to the S278/S38 works along the A487 at Ysgubor Wyre, Llanrhystud, SY23 5DL.

Kind regards,

Information redacted

Information redacted Information redacted

Information redacted

W : www.phg-consulting.com



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