

Date: 9th February 2024
Our Ref: DG/BE:23.240

Powys County Council
County Hall

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

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Dear Sir or Madam,

Town and County Planning Act 1990 (As Amended)
Full planning application for the proposed residential development and associated works
Land to the west of Plas Maldwyn, Caersws, Powys, SY17 5HG
PP-12775185

Asbri Planning is appointed as planning agent to MWP Developments in respect of the above full planning application for the proposed residential development and associated works on land at Plas Maldwyn, Caersws.

The planning application has been submitted via Planning Portal. The following plans are submitted to accompany the application (an asterisk (*) is used to denote drawings and documents of file sizes that were too large to allow submission via Planning Portal):

Drawing name	Drawing reference
Existing Site Location Plan	2340-HIR-00-XX-DR-A-00020-S0-P4
Existing Site Plan	2340-HIR-00-XX-DR-A-00021-S0-P4
Site Location Plan as Proposed	2340-HIR-00-ZZ-DR-A-00200-S0-P4
Proposed Site Plan – House Types	2340-HIR-00-ZZ-DR-A-00201-S0-P8
Proposed Site Ground Floor Plan as Proposed	2340-HIR-00-ZZ-DR-A-00202-S0-P4
Proposed Site First Floor Plan as Proposed	2340-HIR-00-ZZ-DR-A-00203-S0-P4
Proposed Site Roof Plan as Proposed	2340-HIR-00-ZZ-DR-A-00204-S0-P4
Proposed House Type 02 & 02A (2 bed 4 person)	2340-HIR-00-ZZ-DR-A-01300-S0-P2
Proposed House Type 03 & 03A (3 bed 5 pers – front)	2340-HIR-00-ZZ-DR-A-01302-S0-P2
Proposed Terrace 1 Plans as Proposed	2340-HIR-00-ZZ-DR-A-01310-S0-P2
Proposed Terrace 2 Plans as Proposed	2340-HIR-00-ZZ-DR-A-01320-S0-P2
Proposed Terrace 3 Plans as Proposed	2340-HIR-00-ZZ-DR-A-01330-S0-P2
Proposed Terrace 4 Plans as Proposed	2340-HIR-00-ZZ-DR-A-01340-S0-P2
Proposed Terrace 5 Plans as Proposed	2340-HIR-00-ZZ-DR-A-01350-S0-P2
Proposed Terrace 6 Plans as Proposed	2340-HIR-00-ZZ-DR-A-01360-S0-P2
Proposed Terrace 1 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02410-S0-P2
Proposed Terrace 1 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02411-S0-P2

Proposed Terrace 2 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02420-S0-P2
Proposed Terrace 2 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02421-S0-P2
Proposed Terrace 3 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02430-S0-P2
Proposed Terrace 3 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02431-S0-P2
*Proposed Terrace 4 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02440-S0-P2
*Proposed Terrace 4 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02441-S0-P2
*Proposed Terrace 5 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02450-S0-P2
Proposed Terrace 5 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02451-S0-P2
*Proposed Terrace 6 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02460-S0-P2
Proposed Terrace 6 Elevations as Proposed	2340-HIR-00-ZZ-DR-A-02461-S0-P2
*Proposed Site Section AA as Proposed	2340-HIR-00-ZZ-DR-A-03500-S0-P1
Proposed Site Section ZZ as Proposed	2340-HIR-00-ZZ-DR-A-03501-S0-P1
Drainage Layout Plan	PM-DL-300 Rev D
Typical Highway Bio-Retention Detail	PM-BR-309
Drainage Details Plan	PM-DD-307 Rev
Kerbing and Setting Out Plan	PM-KL-303 Rev D
Levels Plan	PM-LP-304 Rev D
Levels Plan	PM-LP-305 Rev A
Longitudinal Section	PM-LS-301 Rev A
Road Construction Details	PM-RC-308
Refuse Vehicle Tracking Plan	PM-RT-306 Rev B
Greenfield runoff rate estimation	---
Proposed Site Landscape Masterplan	2340-HIR-00-ZZ-DR-A-02210-S0-P4
Topographical Survey – 2d	MWPJ007/01
Tree Constraints Plan	PC23/xxx/TCP
Tree Survey Schedule	---

In addition, the supporting documents submitted comprise the following:

Document	Prepared by
Application Forms	Asbri Planning
Planning Statement	Asbri Planning
*PAC Report	Asbri Planning
*Design and Access Statement	Hiraeth Architecture
Preliminary Ecological Assessment	Ben Jones Ecology

**Green Infrastructure Statement*

Hiraeth Architecture

**Ground Investigation Report*

Groundfirst

Arboricultural Report

Old Oak Tree Care

A payment of £10,120 to cover the planning application fee (£460 x 22) will be made by the applicant in order to register the application.

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 target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Dylan Green

Associate