



**Planning Statement – Resubmission of the Previously Refused Retrospective Geodome Planning Application at; Laburnum House, Brynmawr, Llanymynech.**

Following the refusal of the previous retrospective planning application at Laburnum House, we have had a deeper look into the local planning policy, comments within the delegated decision report and the council opinions, to now present a submission of the Geodome Application.

As stated previously Laburnum House applied for and successfully obtained a camping exemption certificate. Again, with an important note that this certificate constitutes a lawful change of use, granted by the Secretary of State under Article 3 of the 1995 General Permitted Development Order. Again, within this process, Powys County Council and Natural Resources Wales were notified about this, and also confirmed that the development wouldn't have an adverse impact on the landscape, including the Sites of Special Scientific Interest or the Special Areas of Conservation in the area.

Within the resubmission, we knew the importance of addressing the issues which were raised around drainage, foul waste and grey water waste. We have now reconsidered the options that were available, and after undertaking the necessary percolation tests, have come to the decision to install a septic tank, with a drainage field for clean effluent to discharge. The septic tank and drainage field will be designed in accordance with BS6297:2007 & A1:2208, ensuring they have the capacity for the 4 geodomes within our proposal. Please see percolation test results/images with the submitted application, which confirms the ground has the capability of taking the necessary foul drainage proposal. The removal of the compost toilets, and grey water recycling, will hopefully address a number of comments made within the delegated report.

One of the other main issues which we needed to address was the adverse impact which the proposal was deemed to have caused to the landscape, which goes against Planning Policy Wales. To address the impact of the Geodomes on the landscape, we have looked into various solutions. Our proposal is to paint the Domes with a green flexible vinyl paint, which is designed for outdoor structures. Below is an image of the paint, as well as an image of vinyl which has been painted in contrast with the surrounding grassland.



As you can see from the image above, the green paint helps the domes blend into the surrounding grassland, to lessen the overall impact of them on the landscape. It is proposed that the domes will be re-painted/maintained every 6 months to ensure the colour stays on them.

As well as the above, we have also proposed a number of new sections of hedgerow planting within the proposal. This is being done to not only lessen any impact on the environment but to also provide screening/privacy to the users/surrounding neighbours. The new native hedgerow planting has been strategically placed to ensure there is screening around the outdoor baths, which will hopefully address the comments made within the delegated report.

As part of the proposal, we have also included a landscaping/planting scheme, which outline the use of native hedgerows. Its hoped that these will not only provide the above, but will also offer biodiversity enhancements, with the opportunity for wildlife being able to find a variety of food sources and shelter throughout the year.

We have also investigated the locations of each dome further and have proposed to move the Hill Top Dome. We appreciate that the position of the Hill Top Dome was in close proximity to the Bryn Mawr Camp monument. Its not within the applicants' intentions to cause any possible problems to this and have moved the dome to reduce/eradicate any issues this may have caused.

The Hill Top Dome was also deemed within the delegated report to cause issues cause issues with the adverse effect on the landscape, due to its position being somewhat alone/in the middles of the open countryside. Hopefully the reposition of this has shown that they're all more grouped together, forming a smaller overall site development.

The comments raised by the Highways Authority have also been taken on board, and its appears that they had no issue with the development. We have however proposed 2 new passing places, as well as outlining all the current ones in place. These can be seen on SK06, as well as the sizes of the passing places, which comply with the Manual for Streets 2.

You'll also note that the HA also made comments about the need for EV car charging points. Future Wales The National Plan 2040 outline that there should be 10% of car parking spaces with the

capability of using EV charging points. Our current proposal only sees the need for 4 parking spaces, and to ensure the national plan is more than met, we have proposed the installation of 2 EV charging points.

Within our proposal is the necessary Green Infrastructure Statement, which helps look into biodiversity on site. As per our site plans, the proposal doesn't see any removal of trees or hedgerows. But there is however a number of hedgerows to be planted. This would help to provide a biodiversity net gain across the site. Our plans also show the proposed positions of 2 x bird and bat boxes. These again will help provide a further net gain.

In addition to the above, the applicant is still looking to ensure that the proposal is as self sufficient as possible. This sees all the domes being powered 100% by solar energy, which enables the site to operate as a green site and reduce the carbon footprint of the proposal.

Finally, it must be noted that Laburnum View Retreat has proven to be a positive addition to the local area. Many of our guests actively support the local community, with them often being seen in nearby pubs, restaurants, shops and using the local walking trails. We also make it a priority of ours to promote local attractions, with our welcome booklet packed with options for guests. As the site grows, we not only hope this brings more business to the local community, but hope it can offer employment opportunities to local residents.