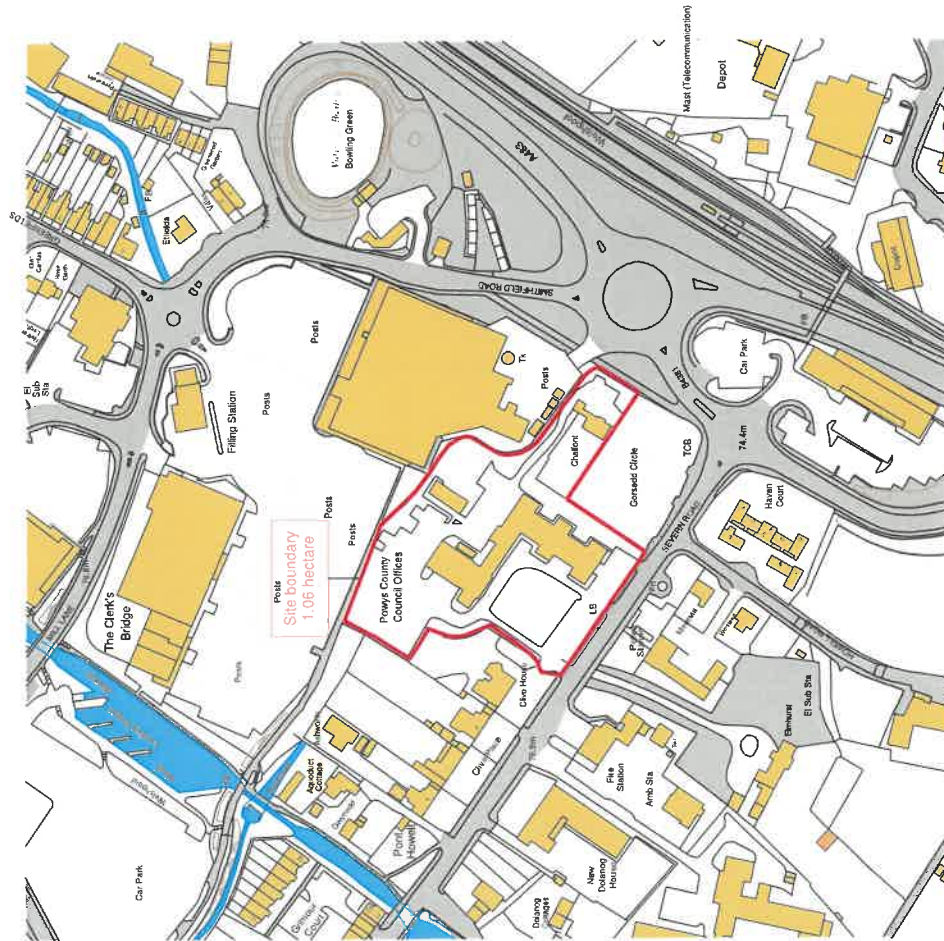


Notes

Figured dimensions are to be used in all cases. Dimensions should not be taken from drawings unless specifically called for. All existing dimensions should be checked against the original design documents before commencement of the work. Any discrepancies in dimensions should be reported immediately to the Architect prior to commencement of the work. No deviation from this drawing will be permitted without the prior written consent of the Architect. This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings. This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations. This drawing is to be read in conjunction with the relevant Fire Safety Strategy drawings. This drawing is copyright © 2016 by the Architect and shall remain the property of the Architect and be returned to the architect on completion of the contract.



Location Plan

Scale: 1 : 2500



VISUAL SCALE 1:2500 @ A3

P4	Issued for Planning and Listed Building Consent Applications	ST	NM	23.04.20
P3	Issued for Pre-Application Consultation (PAC)	BP	NM	20.03.20
P2	Drawings updated following DTM	ST	NM	05.03.20
P1	First Issue of Drawing	ST	NM	19.02.20
Rev.	Revision description	D'n	Ch'd	Date



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Project

Clwyd Alyn Housing - Neuadd Maldwyn
Severn Road, Welshpool

Title

Site Location Plan

LMA Ref.	Drawing number	Rev.
1573	CAW-LMA-00-XX-DR-A-1000	P4

Jessica Bywater

From: Kate Bowen
Sent: 17 July 2025 15:16
To: Planning Consultations
Subject: FW: Section 99 application to vary conditions 2 and 11 of planning permission of 25/0909/REM at Neuadd Maldwyn Severn Road Welshpool SY21 7AS

Kate Bowen

Uwch Swyddog Cynllunio / Senior Planning Officer
Rheoli Datblygu / Development Control
Cyngor Sir Powys / Powys County Council
T: 01938 551268
E: kate.bowen@powys.gov.uk

*Croeso i chi gysylltu â ni yn Gymraeg. Byddwn yn ymateb yn Gymraeg, heb oedi.
You are welcome to contact us in Welsh. We will respond in Welsh, without delay.*

*Pa mor dda ydyn ni'n neud? Rydym yn croesawu eich adborth, defnyddiwch y [ddolen yma](#)
How are we doing? We welcome your feedback, please use the following [link](#).*



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Diogelu Data a Chyfrinachedd: Er mwyn cyflawni ceisiadau, cwynion ac apeliadau'r Gwasanaeth Cynllunio mae angen i'r cyngor brosesu data personol yn unol â'r ddeddfwriaeth gynllunio berthnasol, sydd i'w weld ar wefan gynllunio Llywodraeth Cymru (<https://gov.wales/topics/planning/?skip=1&lang=cy>). Bydd y Gwasanaeth Cynllunio'n cadw Gwybodaeth yn unol â'r ddeddfwriaeth ac amserlen cadw'r Cyngor. Os oes gennych bryderon am sut rydym yn defnyddio'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy e-bost Information.Compliance@powys.gov.uk. Cofiwch y gallwch gael hyd i fwy o wybodaeth am Ddiogelu Data a Chyfrinachedd trwy fynd i: <https://cy.powys.gov.uk/article/653/Defnyddio-Cwcis>.

From: Carwyn Jones <carwyn.jones@powys.gov.uk>
Sent: 17 July 2025 14:21
To: Kate Bowen <kate.bowen@powys.gov.uk>
Subject: Section 99 application to vary conditions 2 and 11 of planning permission of 25/0909/REM at Neuadd Maldwyn Severn Road Welshpool SY21 7AS

Kate

Thank you for the consultation, Environmental Protection does not have any objection. The following matters have been considered:-

Air Quality

The development will not impact on Local Air Quality and a further screening assessment is not required

Foul Drainage

The applicant is not proposing to introduce any new foul drainage systems onto site

Impact on Amenity

The site will not have an adverse impact on nearby neighbours from noise emissions.

Carwyn Jones

Uwch Ymarferydd Gwarchogi yr Amgylchedd (Gwarchod yr Amgylchedd) Senior Chartered Environmental Health Practitioner (Environmental Protection)



(Gwarchod yr Amgylchedd) – Cyngor Sir Powys
(Environmental Protection) – Powys County Council



(01938 551300)



(carwyn.jones@powys.gov.uk)

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Gweledigaeth 2025

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Vision 2025



Cysylltwch â ni yn Gymraeg neu yn Saesneg. Ni fydd cysylltu yn Gymraeg yn arwain at oedi.
Contact us in Welsh or in English. Contacting in Welsh won't lead to a delay.



Follow us on Twitter @PowysEnvHealth

Ffurflen Adborth Cwsmer - [Ffurflen Adborth Cwsmer \(office.com\)](https://office.com)
Customer Feedback Form - [Customer Feedback Form \(office.com\)](https://office.com)



Er mwyn cyflenwi gwaith Gwasanaeth Iechyd yr Amgylchedd, mae angen prosesu data personol yn unol â'r ddeddfwriaeth berthnasol. Bydd y wybodaeth hon yn cael ei chadw yn unol â'r ddeddfwriaeth, a rhestr cadw gwybodaeth y Cyngor. Os oes gennych unrhyw bryder ynghylch y defnydd a wneir o'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy anfon e-bost at Information.Compliance@powys.gov.uk <<mailto:Information.Compliance@powys.gov.uk>>. Sylwch fod modd dod o hyd i ragor o wybodaeth am Ddiogelu Data a Phreifatrwydd yn y cyfeiriad gwe canlynol: <http://www.powys.gov.uk/privacy>

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Glandŵr Cymru
Canal & River Trust in Wales

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

Your Ref 25/0909/REM

Our Ref CRTR-PLAN-2025-44657

Monday 21 July 2025

Dear Kate Bowen,

Proposal: Application to vary conditions 2 and 11 of planning permission 22/0285/REM in relation to changes to approved plans

Location: Neuadd Maldwyn, Severn Road, Welshpool

Waterway: Montgomery Canal

Thank you for your consultation.

We are the charity who look after and bring to life 76 miles of canals in Wales. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of Wales. The Trust is known as Glandŵr Cymru, the Canal & River Trust in Wales and we are a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)) is that the Trust has no comment to make on the proposal to vary condition 2 and 11.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Tim Bettany-Simmons MRTPI
Senior Planner – Major Projects & Infrastructure

Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk W: canalrivertrust.org.uk T: 0303 040 4040

Patron: King Charles III. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW

