



Plans



DAS

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) ...Former Quarry Service Station, Brook Street Welshpool...

I give notice that (b)Wyro Developments Ltd..... is intending to apply for

planning permission to (c): ...**Erect a residential development of 10 Apartment Dwellings**

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at (d)

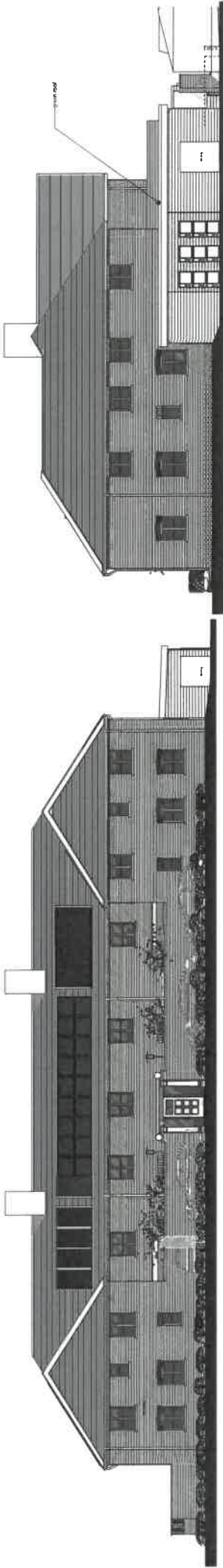
<https://fredcarter.co.uk/wp-content/uploads/2025/07/Proposed-development-Brook-street-Garage-site-A.pdf>
<https://fredcarter.co.uk/wp-content/uploads/2025/07/Proposed-Development-100.pdf>

(QR Links above)

.....
 In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to fred@fredcarter.co.uk by 28/8/2025

Signed:Fred Carter MCIAT.....

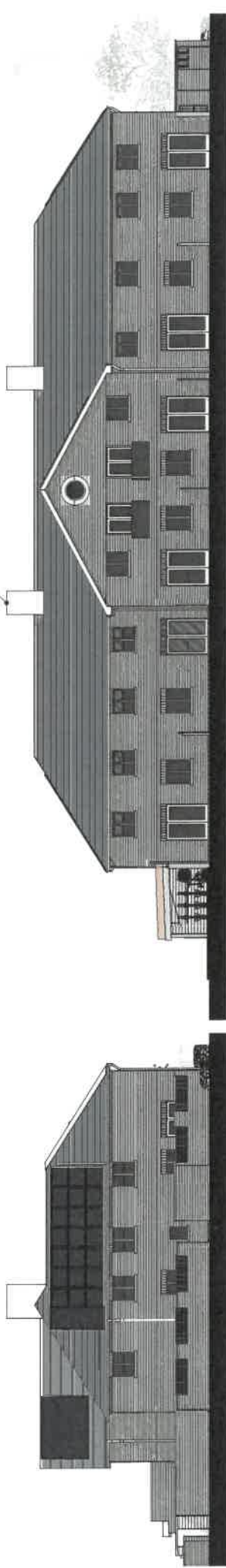
Date:31/07/2025.....



Southeast Elevation

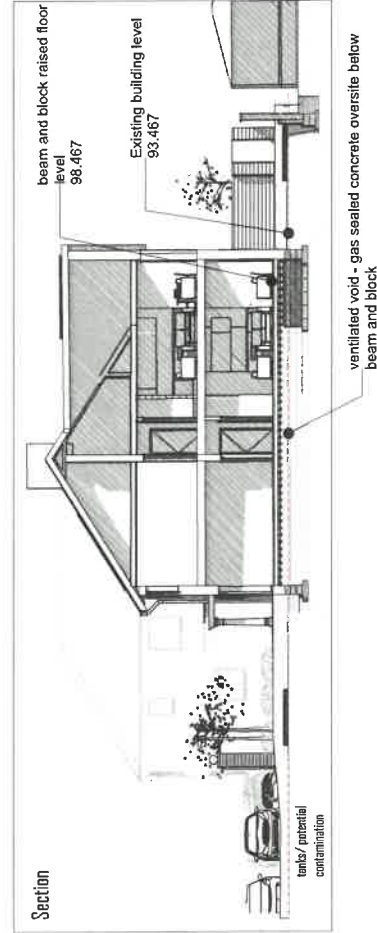
Northeast Elevation

GRP brick effect passive stack

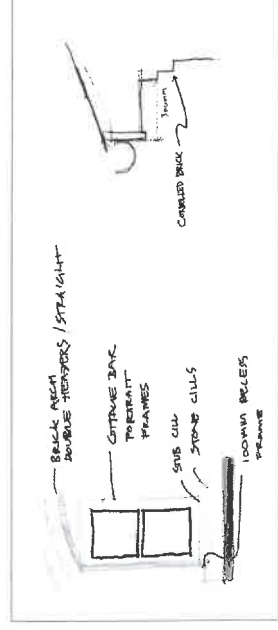


Southwest Elevation

Northwest Elevation



Contamination Mitigation:
To ensure the proposed excavations will be limited to removal of surface concrete macadam layer as required for new build and excavations for foundations and services following the appropriate guidance identified in Geo water report.
Imported soils used for building up planting areas with membranes to prevent contaminants from moving potential contamination feed into surface water drainage system.
Geo water report extract:
3.12 Risks to site workers from inorganic/organic contaminants may be satisfactorily mitigated by ensuring them of the presence and nature of contaminants in the ground and by ensuring that appropriate measures are taken during groundworks and PPE (protective equipment) to minimise direct contact.
3.13 All materials removed from site will require Duty of Care documentation in compliance with waste legislation and remedial works including imported soils will require validation.
Where possible, workers will be low if Pb, PAK and TPH contaminated materials are removed. Hoppers at TP1 and TP4 should be avoided by water pipes. Regardless of any mitigation, contamination results should be made available to water supply undertakers to confirm suitable specification of water supply. Remediation works should be carried out in accordance with the criteria and works to be carried out including validation procedures.



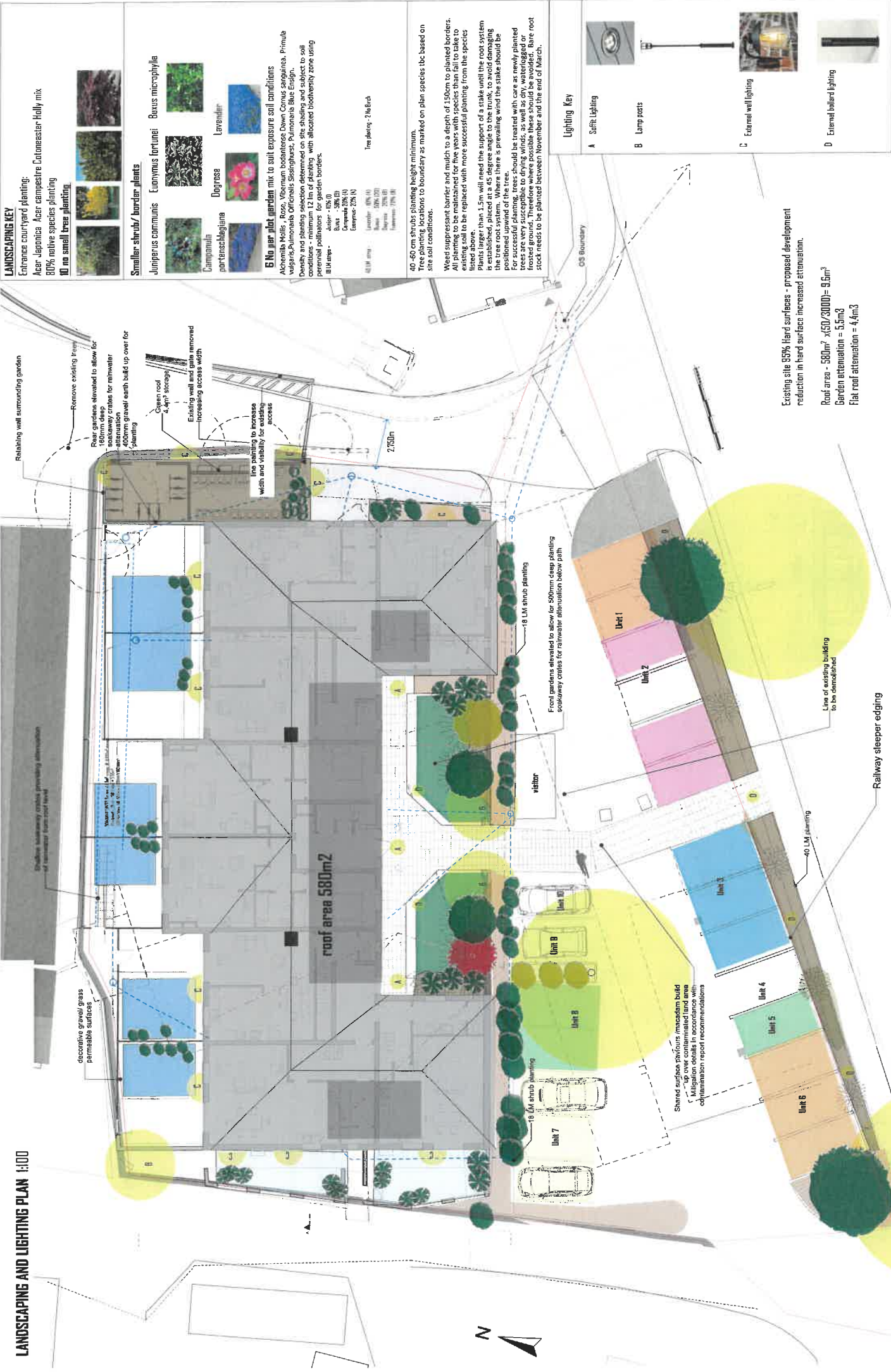


Ground Floor



First Floor





ACCESS PLAN

22m min sightlines (manual for streets 20mph)
to side streets

Line marking
to improve visibility exiting
stone masons

Adoptable standard surface
taken 20 m from carriageway

Bin store collection point

2 m wide pavement

Blister paving and reduced access
in accordance with DE 604

Existing Highways access (exit)

Raised Level access pavement
(+100mm) shared surface

Existing pavement

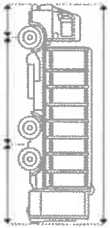
DE604

Side road entry treatment



Existing Highways access
Improvements in line with DE604 where
possible (subject to single dwelling access restriction)
Construction details provided subject to conditional approval

9.90 m



1.53 m

4.77 m

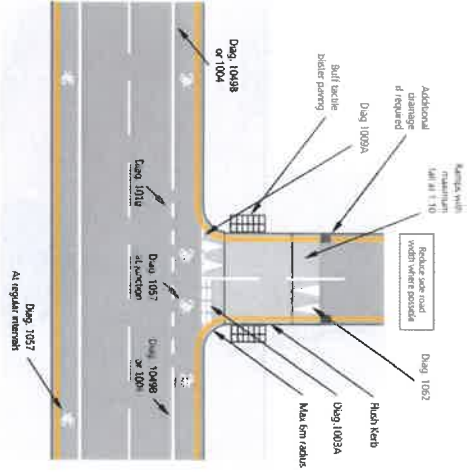
2.55 m

3.60 m

Roundabout

Overall Width
Outer Turning Radius

10.25 m



Former Garage Brook Street, Walspool.

Fredrick & Partners
Services

1

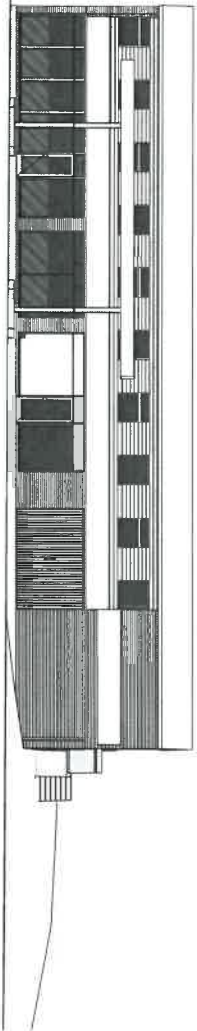
Drawing Scale
1:200

Revision



Engine Works - Brook Street Walsipool

retaining wall
Green roof



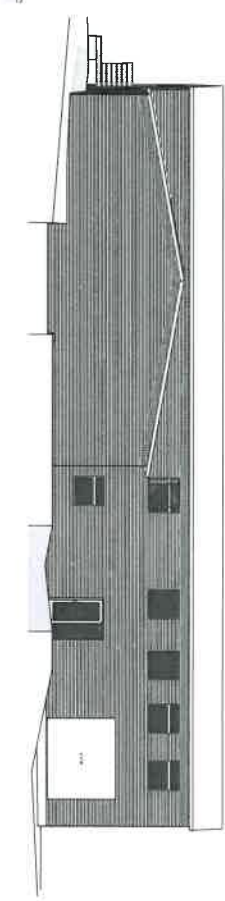
Front Elevation - Southwest



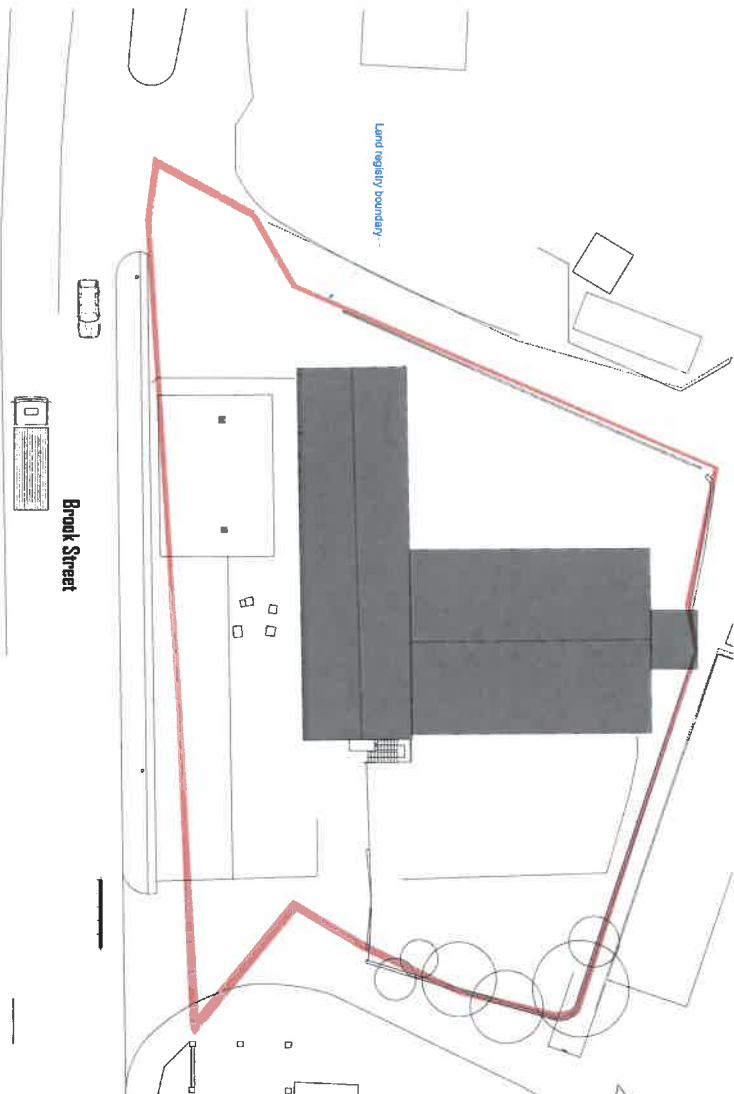
Side Elevation - Northwest



Front Elevation - Southeast



Rear Elevation - Northeast



Block Plan



Survey as Existing
Former Beverage Brook Street, Walspool.

Frederick Carter Architectural
Services
CAI

Block

Drawing Scale
1:100, 1:200, 1:250
Layout ID
S.2025.100.01
Revision