Cyngor Tref Trallwng Welshpool Town Council

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Title	Maes y Dre Alternative Premises - Sept 26
Date	3rd September 2026

OFFICERS RECOMMENDATION

1. **To note the progress made with the planning application and the preparation of drawings by Hughes Architects.**
2. **To accept Company B's quotation of £7,787.49 for excavation, disposal of materials and laying stone to form the hardstanding.**
3. **To authorise expenditure of £9,437.49 from the Special Projects budget for the currently identified planning, drainage and groundworks costs.**
4. **To instruct officers to obtain confirmed costs for the new container, relocation of the existing container and any remaining project requirements, and to report the complete project cost to Council before further expenditure is committed.**

1. Purpose

1. To update Members on the Maes y Dre Alternative Premises project and seek approval for the proposed groundworks.

2. Background

1. On 25 February 2026, Council resolved to proceed with the proposed Maes y Dre scheme and authorised expenditure of up to £8,000 from the Special Projects budget.
2. Following further consideration of the necessary permissions, Council resolved on 24 June 2026 to accept a quotation of £850 from Hughes Architects for planning consultancy. Planning permission is progressing and Hughes Architects are preparing the required drawings.
3. Due to the proposed hardcore surface, a sustainable drainage application is also required. Hughes Architects have confirmed that they can prepare this application for an additional fee of £800. This has been agreed under the Town Clerk's delegated authority.
4. The design will include a wildflower area to meet the green infrastructure requirements associated with the planning application and provide an element of biodiversity enhancement.

5. Three quotations have been received for the groundworks:
    1. Company A: excavation and disposal of materials, followed by laying stone to form the hardstanding – £8,500;
    2. Company B: excavation and disposal of materials, followed by laying stone to form the hardstanding – £7,787.49; and
    3. Company C: excavation and clearance of materials only – £5,000.
6. The quotations from Companies A and B are directly comparable. Company C has offered a more limited scope and has not included laying stone to form the hardstanding.

3. Advice

1. Company B has submitted the lowest quotation for the full groundworks specification, at £712.51 less than Company A. Subject to confirmation that the quotation meets the required specification and clarification of its VAT treatment, Company B represents the best value of the two comparable submissions.
2. The sustainable drainage application is necessary because of the proposed surface and should be completed before the groundworks proceed. This will reduce the risk of delay or non-compliance during the planning process.
3. The currently identified costs comprise £850 for planning consultancy, £800 for the sustainable drainage application, plus planning application fees and £7,787.49 for the proposed groundworks. This gives a known project cost of £9,437.49 before the purchase of a new container, relocation of the existing container and any other incidental costs. The final project cost will therefore exceed both Council's original £8,000 authority and the subsequent working allocation of £9,000.
4. As the costs of the new container and relocation have not yet been confirmed, officers consider that these should be established before Council approves a final revised project ceiling. Approval may nevertheless be given to progress to appoint a contractor, subject to the necessary permissions and confirmation of the quotation terms.

4. Links to Strategic Objectives and Interim Strategic Plan

1. N/A

5. Resource & Legal Implications

1. The Special Projects budget for 2026/27 is £16,000. As at 25 August 2026, expenditure of £850 had been recorded against this heading, leaving £15,150 available. Approval of the additional £800 fee and Company B's quotation would increase the known project cost to £9,437.49, before the cost of a new container and relocation of the existing container. Sufficient provision currently exists within the wider Special Projects budget for the known costs, but budget provision does not remove the need for Council to approve expenditure above the previously authorised project limit.
2. The project must not proceed until the required planning and sustainable drainage approvals have been obtained.

6. Specific Implications

1. **Crime and Disorder** - A properly designed and managed operational storage area may reduce the risk of unauthorised access, theft and vandalism. The siting and appearance of the container should avoid creating concealed areas and should provide appropriate security.

2. **Biodiversity** - Ground disturbance and the creation of hardstanding will have a localised environmental effect. The inclusion of a wildflower area will provide mitigation and an opportunity to support pollinators and local biodiversity, consistent with the Council's duty to consider biodiversity under the Environment (Wales) Act 2016.
3. **Well-being** - N/A
4. **Risk Management** - N/A

7. Recommendation

1. To note the progress made with the planning application and the preparation of drawings by Hughes Architects.
2. To accept Company B's quotation of £7,787.49 for excavation, disposal of materials and laying stone to form the hardstanding.
3. To authorise expenditure of £9,437.49 from the Special Projects budget for the currently identified planning, drainage and groundworks costs.
4. To instruct officers to obtain confirmed costs for the new container, relocation of the existing container and any remaining project requirements, and to report the complete project cost to Council before further expenditure is committed.

8. Decision

1. To resolve to approve the recommendations set out above.