

*This drawing is COPYRIGHT. It must not be reproduced or disclosed to third parties without our prior permission. Do not scale from this drawing, or interrogate and use electronic information.*

*Any discrepancies should be reported immediately.*

Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension. All dimensions are in millimetres unless noted otherwise.



Ordnance Survey (c) Crown Copyright 2022. All rights reserved. Licence number 100022432



 Application Site Boundary

 Adjacent land in ownership

Project

## Redevelopment of Y Lanfa and the Canal Side Cottages, Welshpool

Drawing Status  
Stage 3a

### Location Plan

|                 |               |            |
|-----------------|---------------|------------|
| Scale 1:1250@A3 | Date 20.03.23 | Drawing No |
|-----------------|---------------|------------|

Rev

Head Office  
29 Broad Street  
Newtown  
Pwys  
SY16 2BQ

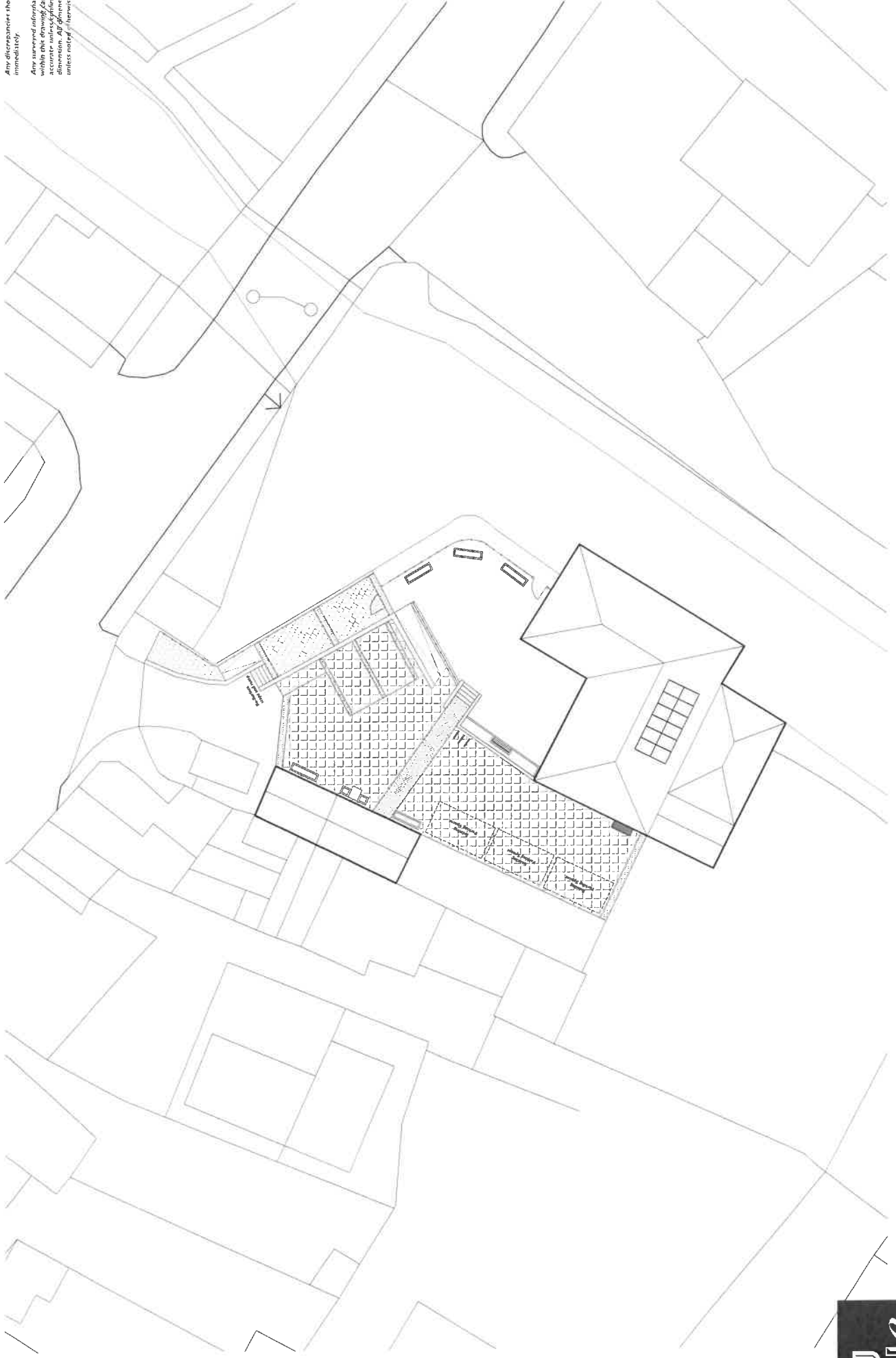
# UHS

## ARCHITECTS

This drawing is COPYRIGHT. It must not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without our prior written permission. Do not scale from this drawing, or interpolate and use electronic information.

Any discrepancies should be reported immediately.

Any surveyed information incorporated within the drawing cannot be guaranteed as to its accuracy. It is provided by a third party and is not the responsibility of the drafter. All dimensions are in millimetres unless noted, otherwise.



REV E: Site Plan amended to include solar PVs, move benches and include external condenser unit cover - 20.03.23 EB  
REV D: Site Plan amended to move fence, and include bike store and wall and fence to ramp - 16.02.23 EL  
REV C: Site Plan amended to include built-in planter - 18.02.23 EL  
REV B: Site Plan amended following client comments - 11.01.23 EB

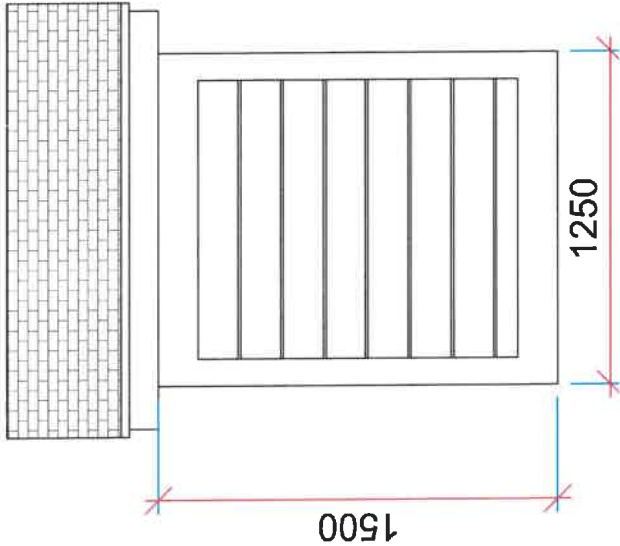
Project :- External Plant Room at Y Lanfa and the Canal Side Cottages, Walshpool  
Drawing Status :- Stage 2: Scheme  
Drawing Title :- Proposed External Plant Room Locations  
Scale :- 1:200@A4 Date :- Nov 22 Drawing No :- Rev :-

This drawing is COPYRIGHT. It must not be reproduced or disclosed to third parties without our prior permission. Do not scale from this drawing or interrogate and use electronic information.

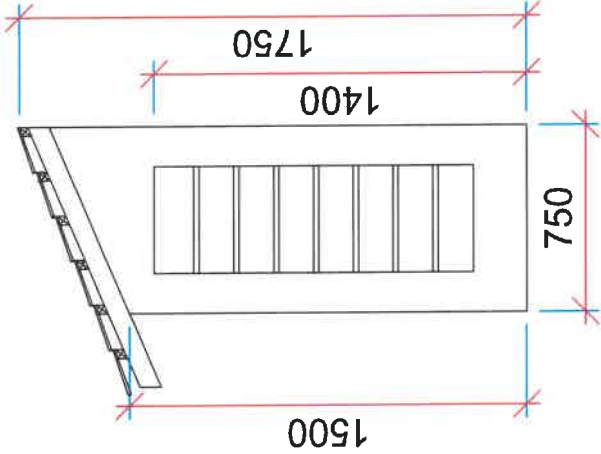
Any discrepancies should be reported immediately.

Any surveyed information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension. All dimensions are in millimetres unless noted otherwise.

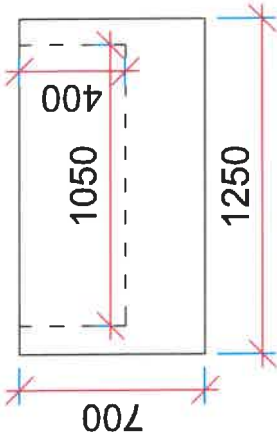
FRONT ELEVATION



SIDE ELEVATION



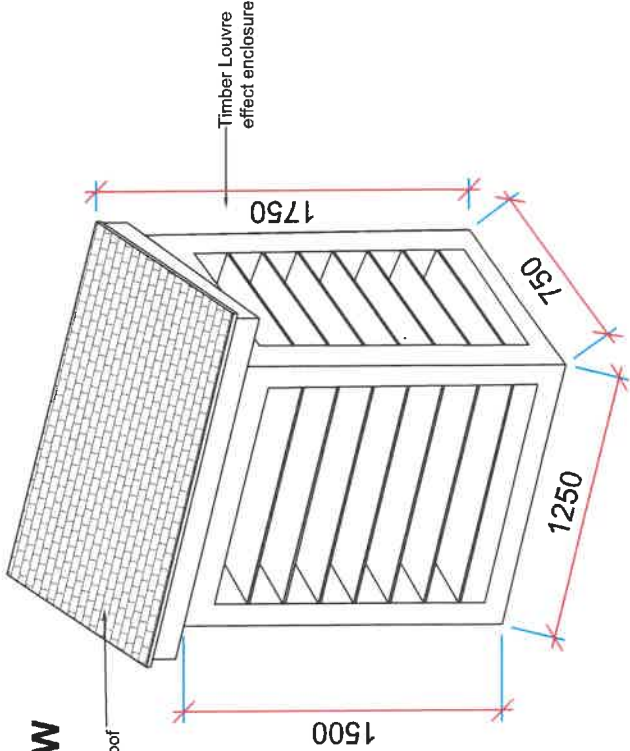
BIRDS EYES VIEW



3D VIEW

not to scale

Slate roof



Head Office  
29 Broad Street  
Newtown  
Powys  
SY16 2BQ  
t - 01686 610311  
w - www.huelbsarchitects.co.uk

**HUELBS**  
ARCHITECTS

|                                                                                             |                  |                                              |     |
|---------------------------------------------------------------------------------------------|------------------|----------------------------------------------|-----|
| Project<br>External air con unit cover at Y Lanfa and the Canal Side Cottages,<br>Welshpool |                  |                                              |     |
| Drawing Status<br>Stage 3a                                                                  |                  | Drawing Title<br>Front Elevation and 3D View |     |
| Scale<br>1:20@A3                                                                            | Date<br>20.03.23 | Drawing No<br>X018.3a.3.300                  | Rev |
| Drawn by<br>FR                                                                              | Checked RI       |                                              |     |

Reference number

23/0484/LBC

Date of decision (date must be pre-application submission)

19/12/2023

**Please state the condition number(s) to which this application relates**

Condition number(s)

2

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

08/08/2025

Has the development been completed?

☐ Yes

☒ No

---

---

## Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

To revise the design of signage. Further detailed design of the environmental systems necessitated a larger AHU unit, so this was moved to a better position. Revised housing is proposed.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

To substitute the approved drawings X018.3a.3.208 B, X018.3a.3.212 E, X018.3a.300 with drawings X018.6.1.500, X018.6.1.220, X018.6.2.006

---

---

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person