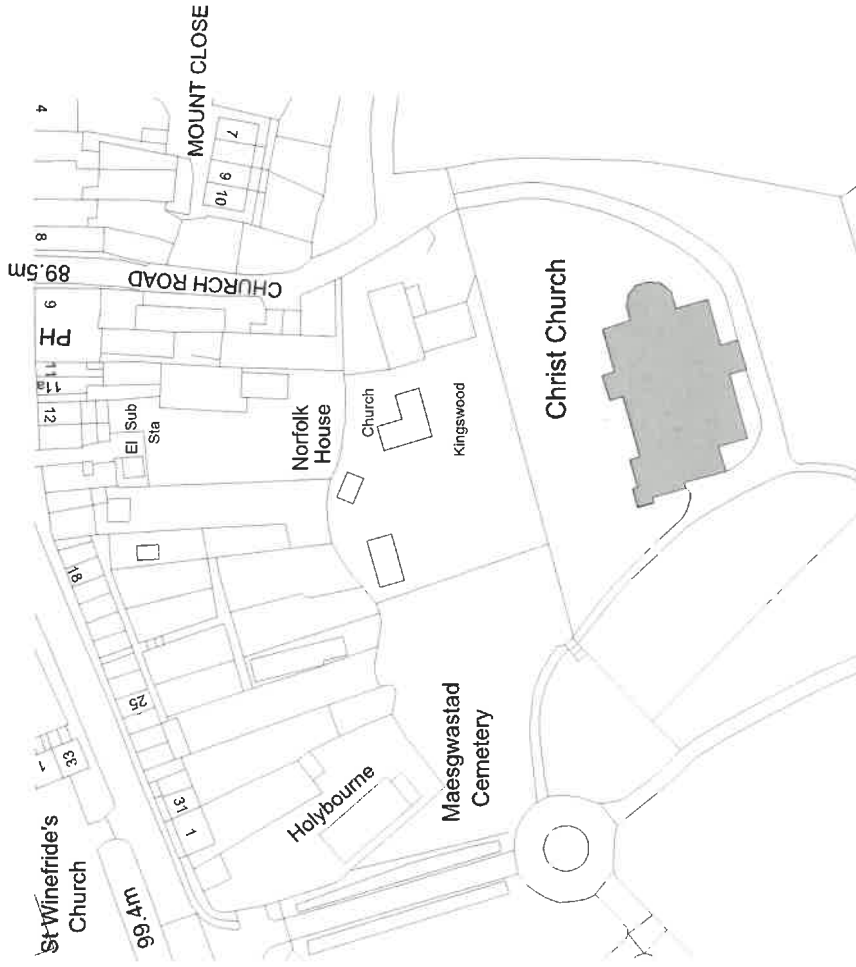
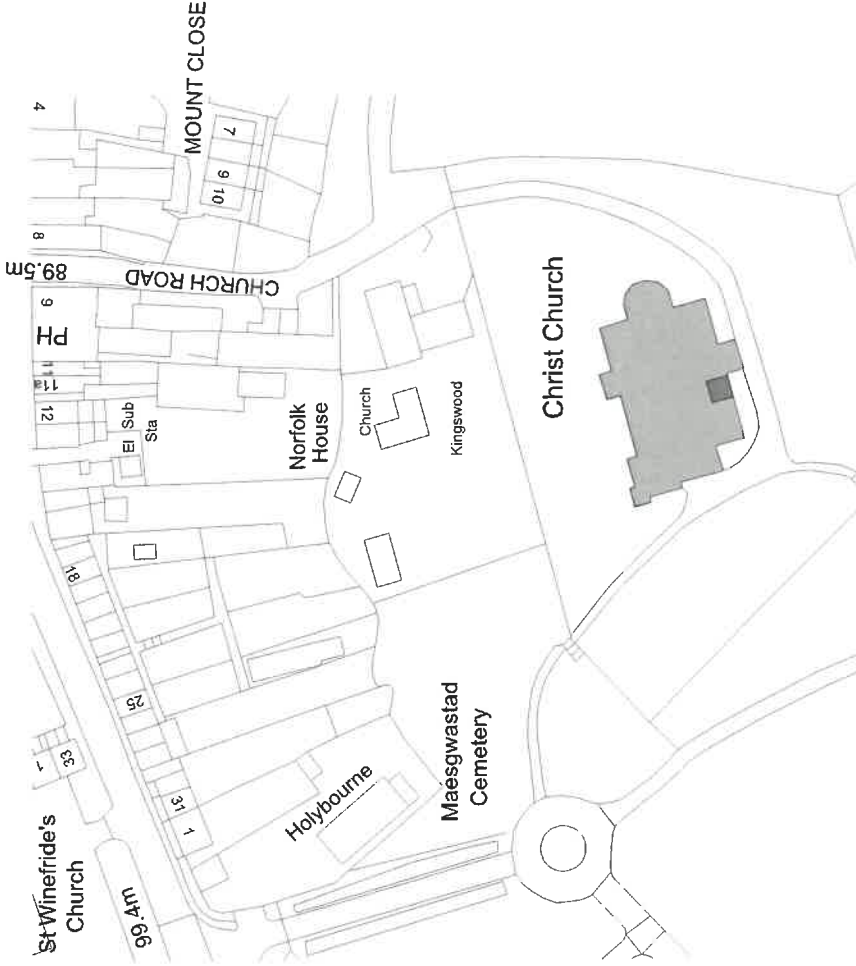




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Existing Block Plan
1:500



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Proposed Block Plan
1:500

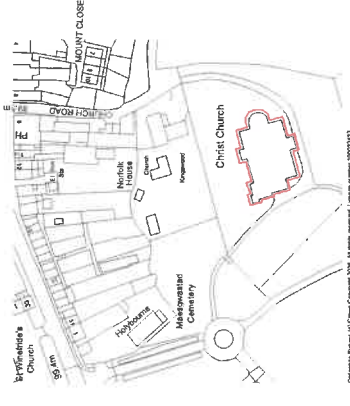
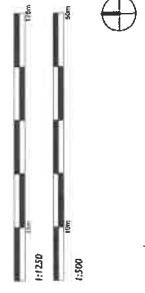
A-UV - Revised as per planning comments - 14/01/26

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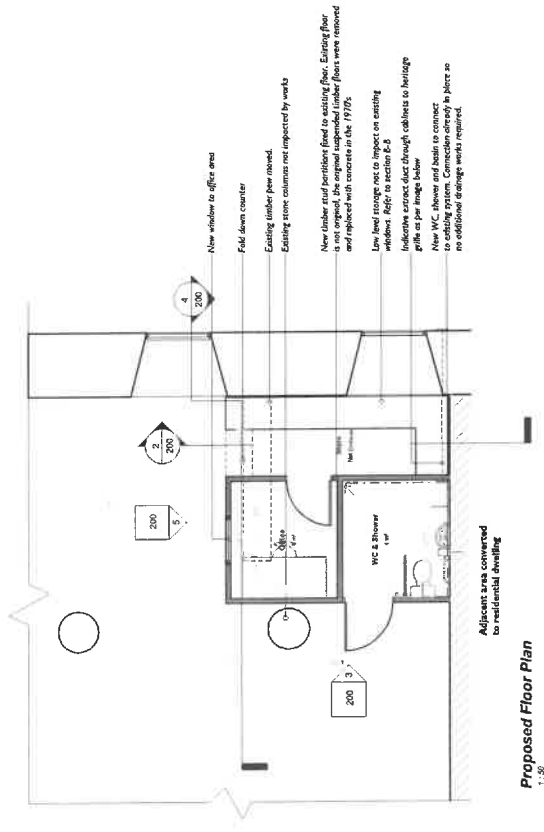
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Project:	Head Office: 29 Road Street Newcomen Dorset DT1 1JG 01304 418111 www.hushearchitects.co.uk
Drawing Title:	Location and Block Plan
Drawing Scale:	1:1250
Stage 02: Planning	
Scale: A4:	Drawn by: CHW
Approved:	09/01/26
Drawing No:	AM023A_001
Rev:	A

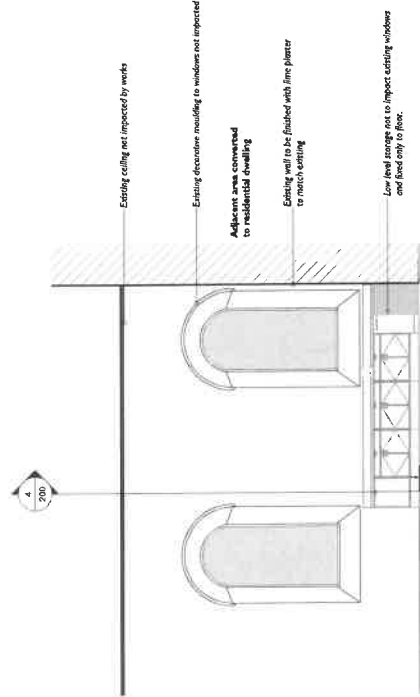


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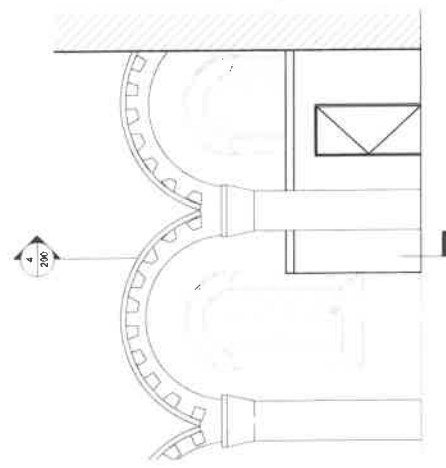
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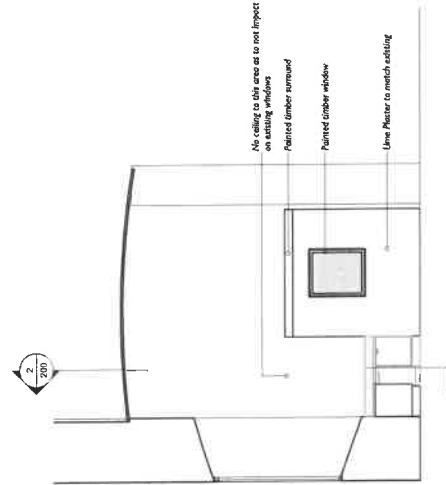
Proposed Floor Plan
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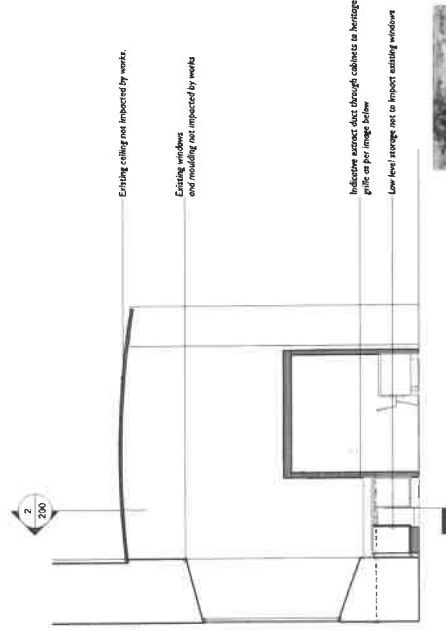
Proposed Section A-A
1:50



Proposed Elevation A
1:50



Proposed Elevation B
1:50



Proposed Section B-B
1:50



Heritage grille example



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Drawn by: TJS
Checked by: TJS
Proposed Drawings
Drawing No: 000128
Stage: B1 Planning
Date: 10/11/14
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Project: HSH
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Application No: 26/0046/LBC

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (North)

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Mr. Karl Meredith
Location of Development:	Christ Church, Church Road, Welshpool.
Description of Development:	Installation of new timber partitions to create an accessible shower room, office and storage areas, along with associated works including new drainage and extract ventilation.

The County Council as Highway Authority for the County Unclassified Highway, U4403

**Wish the following recommendations/Observations be applied
Recommendations/Observations**

Thank you for consulting the Highway Authority on this matter.

Observations

The Highway Authority (HA) notes the application is for the Installation of new timber partitions to create an accessible shower room, office and storage areas, along with associated works including new drainage and extract ventilation. The submitted Block plan drawings and supporting documentation highlight that there are no proposed changes to the trafficking of the existing access, internal turning head arrangement and or parking areas.

Recommendation

Based on the submitted information provided on drawing block plans and the design supporting statement. The HA does not wish to add comment to the application and has placed the following informative notes for the attention of the applicant.

Reference Material

Manual for Streets 1 & 2

TAN 18

The Powys Local Development Plan (2011-2026) Policy T1

CSS Wales Parking Standards

Design Manual for Roads & Bridges (DMRB)

PCC Highway Design Guide

PCC Technical Specification for Industrial & Residential Infrastructure

Signed _____

Jason Clemence M/CIHT

For Highways, Transport and Recycling

Date: 26th January 2026

Informative Notes

NOTE: THE ATTENTION OF THE APPLICANT MUST BE DRAWN TO RELATED HIGHWAYS LEGISLATION WHICH MAKES PROVISION FOR THE FOLLOWING:

1. Waste Collection: The applicant's attention is drawn to the need to ensure that appropriate facilities are provided for the storage and collection of household waste, (i.e., wheelie bins & recycling boxes). Specific consideration must be given to kerb/highway side collection points, to ensure that all visibility splays, accesses, junctions, pedestrian crossings, and all trafficked areas of highway (i.e., footways, cycle ways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.
 - a. The need to avoid interference with and to make provision for the carrying of existing highway drainage under the access to the satisfaction of the Highway Authority.
 - b. The requirement of the Highway Authority for the Developer to ensure that no surface water is discharged onto the County Highway or, without prior approval, into the highway drainage system.
 - c. Mud on highway, the applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any work pertaining thereto.

2. Under Section 50 of the New Roads & Street Works Act 1991 it is a requirement that a Streetworks licence is obtained from the Highway Authority to place, or to retain, apparatus in the highway and thereafter to inspect, maintain, adjust, repair, alter or renew the apparatus, change its position or remove it.
3. Under section 171 of the Highways Act 1980 it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for the creation of passing bays.
4. The need to inform and obtain the consent of Statuary Undertakers (Electricity, Water, Gas, BT), Land Drainage Authority, etc. to the works.
5. The New Roads & Street Works Act 1991 requires that all works, be properly notified and approved prior to commencement.

Further advice on the above highway matters can be obtained from:-

[http://www.powys.gov.uk/en/roads-transport-parking/
street.works@powys.gov.uk](http://www.powys.gov.uk/en/roads-transport-parking/street.works@powys.gov.uk)

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