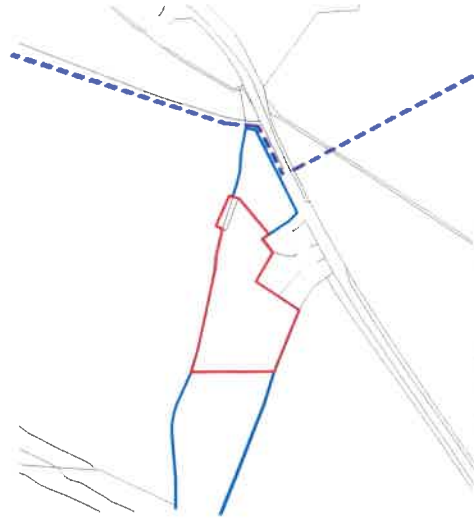




A - TM - Revisions For Application Purposes - 23.12.2025

Copyright. All rights reserved. This drawing must not be reproduced without permission. Only the original drawing should be relied upon. Constructors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings. All shop drawings to be submitted to the Architect prior to fabrication. This drawing is to be read in conjunction with the Architect's specifications, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect. Do not take from this drawing. Dimensions are in millimeters unless otherwise stated.



Project -
Extensions and alterations
at Miller House, Windsor
Lane, Westport NY 12141

Drawing Title -	
Location and Block Plan	
Drawing Sheets :	
Sheet 03: Mainline	

Scale (P.A.) - Date - 10/12/2006
As Indicated
Drawing No: A4050.3

Ein cyf/Our ref: CAS-297233-S0D0
Eich cyf/Your ref: 26/0007/HH

Powys County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Dyddiad/Date: 21 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Erection of Extensions

LLEOLIAD/LOCATION: 4 Windmill Cottages, Trelydan, SY21 9HY

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 14 January 2026.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Species

We note that the information submitted in support of the above application (Turnstone Ecology, Bat Report dated August 2025) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document [‘Natural Resources Wales Approach to Bats and Planning \(2015\)’](#).

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”.

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We also advise that the works are carried out under licence. We refer you to the Chief Planning Officer’s letter dated 1 March 2018 which advises Local Planning Authorities to

attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Other Matters

The advice in this letter relates to matters which are included on our [consultation topics list](#). We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Cinzia Sertorio

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: MidPlanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 654696

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



Application No: 26/0007/HH

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management

From: Professional Lead - Countryside Access & Recreation

Date: 15th January 2026

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

Name of Applicant: Ted Maury

Location of Development: 4 Windmill Cottages, Millers House, Trelydan, SY21 9HY

Description of Development: Erection of Extensions.

The County Council as Highway Authority for the Public Right of Way Footpath 261/G25/1

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

Drawing Number AA050.3a.1.001 Rev A submitted in support of the application shows the Public Right of Way (PRoW) Footpath, however, the applicant has incorrectly plotted the line of the 261/G25/1. A digital interpretation of the Definitive Map showing the line of the path can be found at:

<https://en.powys.gov.uk/article/13184/Public-Rights-of-Way-Map>, the shapefile can be downloaded by the applicant's appointed agent directly into their own software allowing the PRoW to be correctly plotted.

On the basis of the detail submitted with the application, we do not wish to make any further comments at this stage, however, should revised drawings be submitted our position may change.