



**Town and Country Planning Act 1990
Town and Country Planning (Development Management
Procedure) (Wales) Order 2012 (as amended)**

Application P/2015/0760 for FULL Planning Permission

**Fisher German LLP
St Helens Court
North Street
Ashby De La Zouch
Leicestershire LE65 1HS**

Applicant: Severn Trent Water Limited

In pursuance of its powers under the above-mentioned Act and Order Powys County Council (hereinafter called "the Council") as local planning authority hereby gives you notice that **FULL Planning Permission is REFUSED** for the following development, namely:-

Change of use of land to sewage treatment works including erection of kiosk, rotating biological contactor (RCB) reed bed and associated works. Land Adjacent to Manafon Sewage Treatment Works Manafon

Which was the subject of the application and plan submitted to the Council on 14/09/2015.

The grounds for the Council's decision to **REFUSE** permission for the development are:-

1. The proposed development constitutes highly vulnerable development within a C2 flood zone contrary to policies SP13, SP14, DC6 and DC14 of the Powys Unitary Development Plan (2010), Technical Advice Note 15 - Development and Flood Risk (2004) and Planning Policy Wales (2016).

The date on which this application is **REFUSED** is 29/01/2016.

**Sue Bolter
Pennaeth Adfywio, Eiddo a Chomisiynu /
Head of Regeneration, Property & Commissioning**

NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he/she may appeal to the National Assembly in accordance with Section 78 of the Town and Country Planning Act 1990. If the application is for householder development or minor commercial development you have 3 months to appeal, for any other applications or appeals against conditions you have 6 months to appeal. Appeals must be made on a form obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ. The National assembly has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. It does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by itself.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council in which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

NODIADAU

1. Os yw'r ymgeisydd yn tybio iddo/iddi gael cam gan benderfyniad yr awdurdod cynllunio lleol i wrthod caniatâd neu gymeradwyo'r datblygiad arfaethedig, neu i roi caniatâd neu gymeradwyaeth yn ddarostyngedig i amodau, gall ef / hi apelio at Y Cynulliad Cenedlaethol yn unol ag Adran 78 o Ddeddf Cynllunio Gwlad a Thref 1990 o fewn 6 mis o ddyddiad y rhybudd hwn. Rhaid apelio ar ffurflen sydd ar gael gan yr Arolygwyr Cynllunio, Parc Cathays, Caerdydd, CF10 3NQ. Mae gan y Cynulliad Cenedlaethol bwerau i ymestyn y cyfnod ar gyfer rhoi rhybudd o apelio, ond fel arfer, ni fydd yn barod i ddefnyddio'r pŵer hwn oni bai bod yna amgylchiadau arbennig sy'n esgusodi'r oedi am roi rhybudd o apêl. Nid oes rhaid i'r Cynulliad Cenedlaethol ystyried apêl os yr ymddengys iddo na allai'r awdurdod cynllunio lleol fod wedi rhoi caniatâd cynllunio i'r hysbysebion, neu na ellid fod wedi rhoi caniatâd heblaw ei fod yn ddarostyngedig i'r amodau a osodwyd ganddynt, gan ystyried yr anghenion statudol, i ddarpariaethau'r gorchymyn datblygu, ac i unrhyw gyfarwyddyd a roddir dan y gorchymyn. Fel arfer, nid yw'n gwrthod ystyried apêl er i benderfyniad yr awdurdod cynllunio lleol fod wedi ei seilio ar gyfarwyddiadau a rhoddwyd ganddo ef.
2. Os y gwrthodir neu y rhoddir caniatâd i ddatblygu tir yn ddarostyngedig ar amodau, un ai gan yr awdurdod cynllunio lleol neu gan y Cynulliad Cenedlaethol, a bod perchennog y tir yn honni nad yw'r tir o ddefnydd llesol rhesymol fel ag y mae'n bodoli ar hyn o bryd ac ni ellir ei adfer yn dir a fyddai o ddefnydd llesol rhesymol trwy wneud gwaith datblygu sydd wedi neu a fyddai wedi ei ganiatau, medr gyflwyno rhybudd pryntiant ar y Cyngor lle y mae'r tir wedi ei leoli, er mwyn prynu ei fudd yn y tir yn unol â'r darpariaethau yn Rhan VI Deddf Cynllunio Gwlad a Thref 1990.
3. Mewn amgylchiadau penodol, gellir gwneud cais am iawndal yn erbyn yr awdurdod cynllunio lleol, pan fo caniatâd wedi ei wrthod neu wedi ei roi yn ddarostyngedig i amodau gan y Cynulliad Cenedlaethol ar apêl neu wrth gyfeirio'r cais ymlaen ato. Mae'r amgylchiadau pan y telir iawndal wedi eu nodi yn Adran 114 Deddf Cynllunio Gwlad a Thref 1990.