

Cyngor Tref Llanfair Caereinion
Llanfair Caereinion Town Council

PLANNING APPLICATION

Ref	Heading	Details
1	DATE RECEIVED	26 th January 2026
2	APPLICATION NUMBER	26/0061/DIS
3	ADDRESS	Land At Adwy Wynt Llanfair Caereinion Powys SY21 0DJ
4	PCC LINK	26/0061/DIS Application to discharge conditions 3 and 4 of planning permission 25/1181/FUL Land At Adwy Wynt Llanfair Caereinion Welshpool Powys SY21 0DJ
5	PROPOSAL	Application to discharge conditions 3 and 4 of planning permission 25/1181/FUL <i>The conditions referred to are before development (3) a detailed Tree and Hedgerow Protection Plan and (4) a detailed enhancement biodiversity plan shall be submitted.</i>
6	TOWN PLAN POLICY	The Town Plan does not have a specific policy on this type of application..
7	POWYS COUNTY COUNCIL POLICY	The County Council has design policies which apply to this type of application.
8	OTHER INFORMATION	None.
9	CONSULTATION DATE	16 th February 2026

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Conditions 3 & 4

3. No development shall take place (including ground works and vegetation clearance) until a detailed Tree and Hedgerow Protection Plan in accordance with BS 5837:2012 Trees in relation to design, demolition and construction-Recommendations (or its replacement) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include details and locations of protective measures including fencing and exclusion zones, etc. The tree and hedgerow protection measures shall be implemented fully before any development-related equipment, materials or machinery are brought onto the site, and shall be maintained in a satisfactory condition throughout the duration of the development, until all equipment, machinery and surplus materials have been removed from the site. No materials, equipment, vehicles or plant shall be stored within the protected areas. The approved Plan shall be adhered to and implemented in full.
4. Prior to commencement of development a detailed Biodiversity Enhancement Plan (to indicate the locations of the proposed bird boxes) shall be submitted to the Local Planning Authority and implemented as approved in the first planting season following either the first beneficial use or the completion of the development (whichever is the sooner) and maintained thereafter.

SITE AND LAYOUT PLAN



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PLANS – 1 BED UNIT

