**Planning Ref. 20/1820/FUL | Erection of 9 business units (B1/ B2 & B8 use) and all associated works | Business Park Abermule Powys SY15 6NT**

Abermule with Llandyssil Community Council **strongly objects** to the above application on the following grounds:

1. Powys County Council have once again moved with great haste following a poorly conducted consultation, which showed total disregard for the residents of Abermule, the Community Council and the Welsh Government consultation process. We appreciate the consultation was carried out during Covid restrictions; however, Councillors and the Public were denied the opportunity to ask questions or raise concerns when such a meeting could so easily have been arranged virtually.
2. The majority of the conclusion praises the applicant’s efforts for modifying the design in accordance with consultee’s wishes, but fails to mention that most of the feedback has been totally ignored. There is only one paragraph in the Design section recognising the objections to the design, with a token effort to improve the visual aspect by including a small section of masonry on the building running adjacent to the road and changing the colour of some cladding. The addition of the masonry wall may improve the appearance the road side, but does nothing to enhance the appearance of the building on the customer facing front of the units.
3. In the LDP written statement page 74/75 it refers to ‘Abermule Business Park’ as a high quality local site of regional significance, offering small to medium sized employment opportunities for B1, B2 and B8 uses in high quality surroundings, that are well positioned in relation to the county’s main road and transport infrastructure. Outline planning was granted for six units across the whole site, this application proposes nine units on only half the site. The density and design of the units is industrial rather than business units and sacrifices quality for quantity. Fewer units of a better design, would create a better working environment, a more attractive prospect for potential businesses, at the same time improving the visual impact on the entrance to Abermule village.
4. Double door entries if provided at the rear of the units to provide access for larger deliveries, would greatly enhance the frontage of the units. Access to the rear of the units could easily be achieved with fewer units, less depth and wider to maintain the floor space, with the added advantage of allowing more natural light into the units.
5. A roller shutter door on such small units makes absolutely no sense at all. If you have a unit of only 120m2, why would you ever want to leave spare space to reverse a truck into the unit?
6. There are very few windows in the units, requiring artificial light all the year around. The roller shutter doors should be removed and replaced with a frontage with windows allowing natural light for a better working environment appealing to a variety of businesses.
7. Thirty two car parking spaces for nine operational units are totally inadequate at less than 4 cars per. unit.
8. The coloured North East elevation is totally misleading in that it indicates a blue sky above the roof line, where in reality there is a 14m high bulk recycling facility behind the units. It would be nice to see what the proposed blue cladding looks like against the green of the BRF.
9. Recent installation of lighting along the footpath on the entrance to the Business Park is far beyond what is required and has actually been noted as a nuisance to the village, especially as street lights in the centre of the village have been turned off; which begs the question whether Powys County Council takes into account the guidelines referred to in the Ecological Mitigation Strategy (section 4.3.2) of this application? Powys County Council are a strong advocate of the 'Dark Skies Initiative' — indeed a specific Policy (DM7) is included within the Written Statement of the Local Development Plan, which states : Policy DM7 – Dark Skies and External Lighting Development proposals involving external lighting will only be permitted when a lighting scheme has been provided that demonstrates that the lighting will not individually or cumulatively cause: 1. Unacceptable levels of light pollution especially in the countryside. 2. An unacceptable adverse effect on the visibility of the night sky. 3. A nuisance or hazard to highway users including pedestrians, and local residents. 4. An unacceptable disturbance to protected species. Condition (8) in the 'Outline' part of the Business Park planning application P/2018/0587 requires a detailed lighting scheme (including measures to avoid impacting nocturnal wildlife) to be submitted to and approved in writing by the LPA. These details have NOT been provided.
10. In the landscaping plan it indicates that planting will take place the first planting season after occupation, this should be on completion of development, in order to make the site look presentable to prospective tenants.
11. It has been noted that trees have already been removed from the site which is in conflict with the conditions of the outline planning permission granted by your own planning committee.
12. The Contaminated Land Officer has stated "there is no contamination issues associated with the subject site". Serious asbestos contamination is recorded in numerous documents for this application site. The application must provide a full audit trail and the present status of this known area of contamination.

Please be advised the Community Council wish to be notified of the planning meeting where this application is determined and a representative will speak on their behalf.