

# Bryn - Y - Groes Development Brief

Powys County Council, July 2009



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**Thank you**

## **Final Bryn-y-groes Development Brief**

The County Council Board approved the final Bryn-y-Groes Development Brief as Interim Development Control Guidance (IDCG) on Tuesday 16th June 2009. The Development Brief will now be used by Development Control as a material planning consideration in determining any planning application for the development of the Bryn-y-groes site, allocated for housing by the Powys Unitary Development Plan.

## **Draft Bryn-y-groes Development Brief Public Consultation Feedback**

The Draft Bryn-y-groes Development Brief was subject to a six week public consultation between the 2nd March and 14th April 2009.

The Council received three comments during consultation. The Council's responses to the comments received have also been approved by the Council's Board and are available for viewing on the Planning Policy pages of the Council's Website via the following link:

<http://www.powys.gov.uk/index.php?id=4405&L=0>

**The Bryn-y-groes Development Brief is available for viewing at: Ystradgynlais Library, Powys County Council Hedreladus & Neuadd Brycheiniog offices, Also on the Council's website: [www.powys.gov.uk](http://www.powys.gov.uk)**

## Access Application Update

The Council's Planning Committee approved application P/2008/1802 — Access to serve UDP housing allocation B31 HA1, subject to conditions, on the 9th June 2009.

This application had not been determined at the time of preparing the final Development Brief, therefore details of the proposed access have not been included within the Brief.

However, details of the site access including landscaping must be included within any future planning application for the development of the Bryn-y-groes site, upon which the general public will have the opportunity to comment.

Furthermore, the development brief requires the site developer to involve the community in preparing a site Concept or Master plan prior to submitting any planning application.

## Thank you

The Council would like to thank all those involved in the drafting of the Bryn-y-groes Development Brief, including those who attended the Bryn-y-groes Development Brief Event in Cynlais School hall, and those who made formal comments on the draft Brief during its public consultation period.

**For further information, please visit the Council's website:  
[www.powys.gov.uk](http://www.powys.gov.uk)**

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