

Townsend Water Engineering  
20 the Crescent  
Newton  
Chester  
CH2 2BP

Louise Evans  
Powys County Hall  
Spa Road East  
LLandridod Wells  
Powys  
LD1 5LG  
3<sup>rd</sup> February 2023

Your Reference: 19/2069/FUL Upper Bryn

Dear Louise,

Please find below our replies to Simons emails of the 18<sup>th</sup> Jan & 30<sup>th</sup> Jan. I have included both emails in appendix A for ease.

Please find below the answers to his questions, the answers are in bold.

- Any culverting of the site must gain Ordinary Watercourse Consent, application form attached.  
**As confirmed with Simon we can apply for this after planning. Please see appendix B.**
  - There must be a demarcation area between the highway culvert and the new section of culvert. This can either be done by a manhole or by leaving a section open and creating a new headwall.  
**There is a demarcation of the filter drain and the highway culvert. Please see Appendix C for the updated drawings**
  - The culvert trench should remain approx. 200mm below finished ground levels, creating a shallow swale, to ensure that should the culvert become blocked then it can overtop and run overground and back into the watercourse without flooding either the highway or new development.  
**Agreed, this will be shown in the land drainage and the detailed design. I would recommend that this is conditioned to ensure this is undertaken.**
  - All other comments raised in my email to planning dated 18<sup>th</sup> January 2023 stand. **(please find below)**
1. The response states that the building will be located 10m from the ditch, however the drainage plan shows that the building will be 9.3m from the site boundary, within which the watercourse is located. Please could this be clarified.  
**Please find all the drawings updated in appendix C. The building is over 10m away from the watercourse/ filter drain.**
  2. The response states that the original shed does not connection to the watercourse culvert. However, as the applicant has stated that there is only one culvert under the highway, Dwg. No GEJ/WL/005 suggests that the existing unit does connect to the culvert. We understand



that the applicant has asked that this plan should no longer be considered, therefore, confirmation of the existing building drainage is therefore requested.

**Please find the updated drawings in appendix C**

3. Please find NRW depths available here:

[https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood\\_Risk/viewers/Flood\\_Risk/virtualdirectory/Resources/Config/Default&layerTheme=0](https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood_Risk/viewers/Flood_Risk/virtualdirectory/Resources/Config/Default&layerTheme=0)

Please find an extract of the surface water flood map. This map does not have depths of flooding as it indicates surface water flooding. It does indicate high, medium and low risk of surface water flooding. The buildings and the infiltration basin have been built outside of it. Please see appendix C for the updated drawings



4. The proposed infiltration feature should not be located within the surface water flood extent. We also question why the drainage plan continues to show a connection to watercourse from the feature. Please could drainage details on the external hardstanding areas be illustrated on the drainage plan. We would not consider that a swale would provide sufficient treatment and so further stages within a treatment train or alternative drainage features would be required.

**Agreed, please find the amended drawings indicating that the infiltration basin is outside of the floodplain and that there is no outfall from the infiltration basin. Please see appendix C.**



If you wish to discuss this with me, please call me on 07786912617.

Yours sincerely,



Charles Townsend  
Director

Appendix A: Correspondence with Simon Crowther

Appendix B: Correspondence with Simon Crowther indicating that we may apply for Land drainage consent after planning.

Appendix C: Updated drawings



## Appendix A: Correspondence with Simon Crowther



## Charles Townsend

---

**From:** Simon Crowther <simon.crowther@powys.gov.uk> on behalf of Land Drainage <land.drainage@powys.gov.uk>  
**Sent:** 30 January 2023 09:18  
**To:** Charles Townsend; Louise Evans  
**Cc:** Gail Jenkins  
**Subject:** RE: 19/2069/FUL Upper Bryn, Abermule amended response  
**Attachments:** 19/2069/FUL Upper Bryn, Abermule; Consent App\_v3 (eng).docx

External (land.drainage@powys.gov.uk)

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Good morning Charles,

I refer to our telephone conversation last week regarding the comments I made on behalf of the Land Drainage Section.

Following our telephone conversation, and speaking with colleagues, it was agreed that I would rescind the comment relating to the Land Drainage Section not accepting the culverting of the ephemeral ditch, based on the premise that you received earlier information from the Land Drainage Section that this would be acceptable. However, I would note that the proposal wasn't clearly defined and there was some confusion about what exactly was to be carried out. With that in mind the Land Drainage Section would make the following comments regarding culverting the ephemeral ditch:

- Any culverting of the site must gain Ordinary Watercourse Consent, application form attached.
- There must be a demarcation area between the highway culvert and the new section of culvert. This can either be done by a manhole or by leaving a section open and creating a new headwall.
- The culvert trench should remain approx. 200mm below finished ground levels, creating a shallow swale, to ensure that should the culvert become blocked then it can overtop and run overground and back into the watercourse without flooding either the highway or new development.
- All other comments raised in my email to planning dated 18<sup>th</sup> January 2023 stand.

I hope the above is helpful but should you have any further questions then please do not hesitate to contact the Land Drainage

Simon

**Simon Crowther**

Peiriannydd Perygl Llifogydd a Draenio Cynaliadwy, Priffyrdd, Cludiant ac Ailgylchu,  
Flood Risk and Sustainable Drainage Engineer, Highways, Transport and Recycling,  
Cyngor Sir Powys / Powys County Council

Ebost / Email: [Land.drainage@powys.gov.uk](mailto:Land.drainage@powys.gov.uk)

Ffôn / Tel: 01597 826000



Powys County Hall, | Neuadd y Sir  
Spa Road East, | Spa Road East



## Charles Townsend

---

**From:** Gail Jenkins <gail@rogerparry.net>  
**Sent:** 19 January 2023 14:16  
**To:** Charles Townsend  
**Subject:** FW: 19/2069/FUL Upper Bryn, Abermule  
**Attachments:** 19/2069/FUL Upper Bryn; FW: 19/2069/FUL Upper Bryn

External (gail@rogerparry.net)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security, Powered by INKY](#)

Hi Charles

Happy New Year to you.

Please can you help me address the outstanding comments of land drainage on Upper Bryn they are still not happy. We have nudged the shed a little on the plans and it is 10m from the watercourse.

---

**From:** Louise Evans <louise.evans1@powys.gov.uk>  
**Sent:** 19 January 2023 14:12  
**To:** Gail Jenkins <gail@rogerparry.net>  
**Subject:** FW: 19/2069/FUL Upper Bryn, Abermule

Dear Gail,

Please see the attached response from our Land Drainage Section. You will note that additional information will be required prior to determination. As it currently stands, I am not in a position to positively determine the application.

Many thanks

**Louise Evans MRTPI**  
Senior Planning Coordinator / Uwch-gydlynnydd Cynllunio  
Powys County Council / Cyngor Sir Powys  
Tel/Ffon: 01938 551127

---

**From:** Simon Crowther <[simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)> **On Behalf Of** Land Drainage  
**Sent:** 18 January 2023 15:58  
**To:** Louise Evans <[louise.evans1@powys.gov.uk](mailto:louise.evans1@powys.gov.uk)>; Planning Consultations <[planning.consultations@powys.gov.uk](mailto:planning.consultations@powys.gov.uk)>  
**Subject:** 19/2069/FUL Upper Bryn, Abermule

Good afternoon Louise,

Thank you for the additional information regarding planning application: 19/2069/FUL.

1. Whilst NRW may agree with the culverting of the watercourse onsite, it is for the LLFA to grant consent. Justification should be provided as to why culverting is necessary as Powys's policy is to de-culvert wherever possible as demonstrated in DM6 of the LDP. The Land Drainage Section would recommend that other options are pursued. Any OWC application should be submitted prior to the granting of planning permission or conditioned as part of any planning approval, as we consider approval is fundamental to the site proposal and layout. We would expect to see detailed design calculations and modelling to demonstrate that the culverted watercourse can accommodate design event flows.



2. The response states that the building will be located 10m from the ditch, however the drainage plan shows that the building will be 9.3m from the site boundary, within which the watercourse is located. Please could this be clarified.
3. The response states that the original shed does not connection to the watercourse culvert. However, as the applicant has stated that there is only one culvert under the highway, Dwg. No GEJ/WL/005 suggests that the existing unit does connect to the culvert. We understand that the applicant has asked that this plan should no longer be considered, therefore, confirmation of the existing building drainage is therefore requested.
4. Please find NRW depths available here:  
[https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood\\_Risk/viewers/Flood\\_Risk/virtualdirectory/Resources/Config/Default&layerTheme=0](https://maps.cyfoethnaturiolcymru.gov.uk/Html5Viewer/Index.html?configBase=https://maps.cyfoethnaturiolcymru.gov.uk/Geocortex/Essentials/REST/sites/Flood_Risk/viewers/Flood_Risk/virtualdirectory/Resources/Config/Default&layerTheme=0)
5. The proposed infiltration feature should not be located within the surface water flood extent. We also question why the drainage plan continues to show a connection to watercourse from the feature. Please could drainage details on the external hardstanding areas be illustrated on the drainage plan. We would not consider that a swale would provide sufficient treatment and so further stages within a treatment train or alternative drainage features would be required.

**Recommendation:** As there are existing land drainage systems, i.e. Ordinary watercourses affected by this submission, further details are required to demonstrate how these systems will be protected. The local Land Drainage Authority recommend that this application be either refused or withdrawn until this matter is resolved.

**Reason:** To ensure that the proposed development does not compromise the function of the land drainage systems and that any proposed alterations to these systems are fully compliant with regulations and are of robust design.

**Recommendation:** Surface water drainage details, plans and calculations shall be submitted and approved in writing by the LPA prior to the determination of the planning permission.

**Reason:** To ensure that the proposed surface water drainage systems for the site are fully compliant with regulations and are of robust design.

I hope the above is helpful but should you require any further information then please do not hesitate to contact the Land Drainage Section.

Many thanks,

Simon

**Simon Crowther**

**Peiriannydd Perygl Llifogydd a Draenio Cynaliadwy, Priffyrdd, Cludiant ac Ailgylchu,  
 Flood Risk and Sustainable Drainage Engineer, Highways, Transport and Recycling,  
 Cyngor Sir Powys / Powys County Council**

**Ebost / Email:** [Land.drainage@powys.gov.uk](mailto:Land.drainage@powys.gov.uk)

**Ffôn / Tel:** 01597 826000



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 Powys | Powys  
 LD1 5LG**



Croeso i chi gysylltu â ni yn Gymraeg. Byddwn yn ymateb yn Gymraeg, heb oedi. / You are welcome to contact us in Welsh. We will respond in Welsh, without delay.



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Mae'r e bost hwn ac unrhyw atodiad iddo yn gyfrinachol ac fe'i bwriedir ar gyfer y sawl a enwir arno yn unig. Gall gynnwys gwybodaeth freintiedig. Os yw wedi eich cyrraedd trwy gamgymeriad ni ellwch ei gopio, ei ddosbarthu na'i ddangos i unrhyw un arall a dylech gysylltu gyda Cyngor Sir Powys ar unwaith. Mae unrhyw gynnwys nad yw'n ymwneud gyda busnes swyddogol Cyngor Sir Powys yn bersonol i'r awdur ac nid yw'n awdurdodedig gan y Cyngor.

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---

**From:** Charles Townsend <charles@townsendwaterengineering.co.uk>  
**Sent:** 26 January 2023 15:11  
**To:** Simon Crowther <simon.crowther@powys.gov.uk>  
**Cc:** Gail Jenkins <gail@rogerparry.net>  
**Subject:** Upper Bryon amended response

Hi Simon,

Following our conversation on Wednesday, just wondering when we will get our response.

Kind regards  
Charles

Charles Townsend BSc (Hons) CIWEM CSci  
Townsend Water Engineering  
[charles@townsendwaterengineering.co.uk](mailto:charles@townsendwaterengineering.co.uk)  
Tel: 07786912617

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Appendix B: Correspondence with Simon Crowther indicating that we may apply for Land drainage consent after planning.



## Charles Townsend

---

**From:** Simon Crowther <simon.crowther@powys.gov.uk>  
**Sent:** 31 January 2023 13:08  
**To:** Charles Townsend  
**Subject:** RE: Upper Bryon amended response

External (simon.crowther@powys.gov.uk)

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Afternoon Charles,

That is correct. Both OWC and SAB can be applied for following Planning Approval.  
Many thanks,

Simon

**Simon Crowther**

Peiriannydd Perygl Llifogydd a Draenio Cynaliadwy, Priffyrdd, Cludiant ac Ailgylchu,  
Flood Risk and Sustainable Drainage Engineer, Highways, Transport and Recycling,  
**Cyngor Sir Powys / Powys County Council**

Ebost / Email: [simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)

**Ffôn / Tel:** 01597 826000  
**Direct:** 01597 826760



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**From:** Charles Townsend <charles@townsendwaterengineering.co.uk>  
**Sent:** 31 January 2023 12:25  
**To:** Simon Crowther <simon.crowther@powys.gov.uk>  
**Cc:** Gail Jenkins <gail@rogerparry.net>  
**Subject:** RE: Upper Bryon amended response

Hi Simon,

Just a quick note, to say thanks, and just confirming we can get a land drainage after we have planning as per usual. Is that correct? Just do the little changes and will send a letter back by the end of the week.

Kind regards  
Charles

Charles Townsend BSc (Hons) CIWEM CSci  
Townsend Water Engineering  
[charles@townsendwaterengineering.co.uk](mailto:charles@townsendwaterengineering.co.uk)  
Tel: 07786912617

---

**From:** Simon Crowther <[simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)>  
**Sent:** 30 January 2023 09:27  
**To:** Charles Townsend <[charles@townsendwaterengineering.co.uk](mailto:charles@townsendwaterengineering.co.uk)>  
**Subject:** RE: Upper Bryon amended response

Morning Charles,

I have just sent my response to this from our Land Drainage Account.  
Many thanks,

Simon

**Simon Crowther**

Peiriannydd Perygl Llifogydd a Draenio Cynaliadwy, Priffyrdd, Cludiant ac Ailgylchu,  
Flood Risk and Sustainable Drainage Engineer, Highways, Transport and Recycling,  
**Cyngor Sir Powys / Powys County Council**

Ebost / Email: [simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)

**Ffôn / Tel:** 01597 826000  
**Direct:** 01597 826760



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---

**From:** Charles Townsend <[charles@townsendwaterengineering.co.uk](mailto:charles@townsendwaterengineering.co.uk)>  
**Sent:** 30 January 2023 09:09  
**To:** Simon Crowther <[simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)>  
**Cc:** Gail Jenkins <[gail@rogerparry.net](mailto:gail@rogerparry.net)>  
**Subject:** RE: Upper Bryon amended response

Hi Simon,

Badly need an answer on this please. This application has been going on for a long time and I think we are very close to completed it. However I need your judgement before I can complete the amendments.

If you have any queires please do not hesitate to contact me.

Kind regards  
Charles

Charles Townsend BSc (Hons) CIWEM CSci  
Townsend Water Engineering  
[charles@townsendwaterengineering.co.uk](mailto:charles@townsendwaterengineering.co.uk)  
Tel: 07786912617

---

**From:** Charles Townsend  
**Sent:** 26 January 2023 15:11  
**To:** Simon Crowther <[simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)>  
**Cc:** Gail Jenkins <[gail@rogerparry.net](mailto:gail@rogerparry.net)>  
**Subject:** Upper Bryon amended response

Hi Simon,

Following our conversation on Wednesday, just wondering when we will get our response.

Kind regards  
Charles

Charles Townsend BSc (Hons) CIWEM CSci  
Townsend Water Engineering  
[charles@townsendwaterengineering.co.uk](mailto:charles@townsendwaterengineering.co.uk)  
Tel: 07786912617

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## Appendix C: Updated drawings

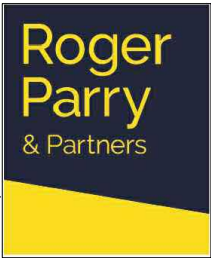


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Key

//// - Ranging areas

Rev	Description	Date	Dr by	App by
Original by				



Residential - Agricultural - Commercial

Job	Proposed egg production unit at Upper Bryn		
Title	Location and Ranging Plan		
Location	Upper Bryn Abermule Powys SY15 6LW		
Client	W L Hamer		
Scales	1:2500 @ A1		
Drawing No.	GEJ/SB/001 D		
Drawn by	SAB	Date	09/06/2022

HOGSTOW HALL, MINSTERLEY  
SHREWSBURY, SHROPSHIRE, SY5 0HZ  
Tel: 01743 791336 Fax: 01743 792770  
email: mail@rogerparry.net  
Web address: www.rogerparry.net

Roger Parry & Partners LLP partnership no OC312203  
Registered Office Hoggston Hall, Minsterley, Shrewsbury, SY5 0HZ  
Registered in England and Wales  
A list of members of the LLP is available at the above address.

Location

What3Words at the center of the proposed access - ///gain.counters.gullible





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6 woodcrete bat boxes and six woodcretebird boxes to be installed in existing hedgerow trees

See Highways plan for access details

Cluster of native species tree planting

Parking for 2 vehicles and 2 articulated lorries, see Highways plan for Swept path analysis

Dirty water tank

Native species hedgerow planting

Planting outside of existing forward visibility splay

Individual native species tree planting

Woodland planting of native species

Line of post and wire fence / relocated hedge as previous approval

Biodiversity and Landscaping Plan - 1:2500

Note  
Please read in conjunction with landscaping and biodiversity specification report.

Clean water storage tank

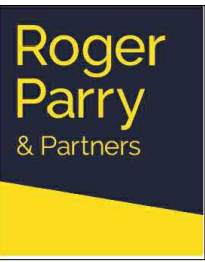
Swale/basin

Woodland planting of native species

Min 10.0m

Block Plan - 1:500

Rev	Description	Date	Dr by	App by
Original	by			

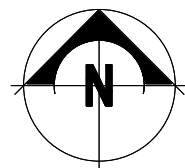


Residential - Agricultural - Commercial

Job	Proposed egg production unit at Upper Bryn		
Title	Block, Biodiversity and Landscaping Plan		
Location	Upper Bryn Abermule Powys SY15 6LW		
Client	W L Hamer		
Scales	1:250 @ A1		
Drawing No.	GEJ/SB/002 D		
Drawn by	SAB	Date	09/06/2022

HOGSTOW HALL, MINSTERLEY  
SHREWSBURY, SHROPSHIRE, SY5 0HZ  
Tel: 01743 791336 Fax: 01743 792770  
email: mail@rogerparry.net  
Web address: www.rogerparry.net

Roger Parry & Partners LLP partnership no OC312203  
Registered Office Hogstow Hall, Minsterley, Shrewsbury, SY5 0BZ  
Registered in England and Wales  
A list of members of the LLP is available at the above address.





## Notes

All works to be in accordance with Townsend Water Engineering FCA report. (Ref FCA, for a Poultry Unit at Upper Bryon, Abermule, Montgomery, Powys, SY15 6JW. Contract Ref: FD042 Rev.2)

The 2.0m wide concrete veranda will protect the ground from erosion and the clean system. Veranda scraped once per week to existing manure store.

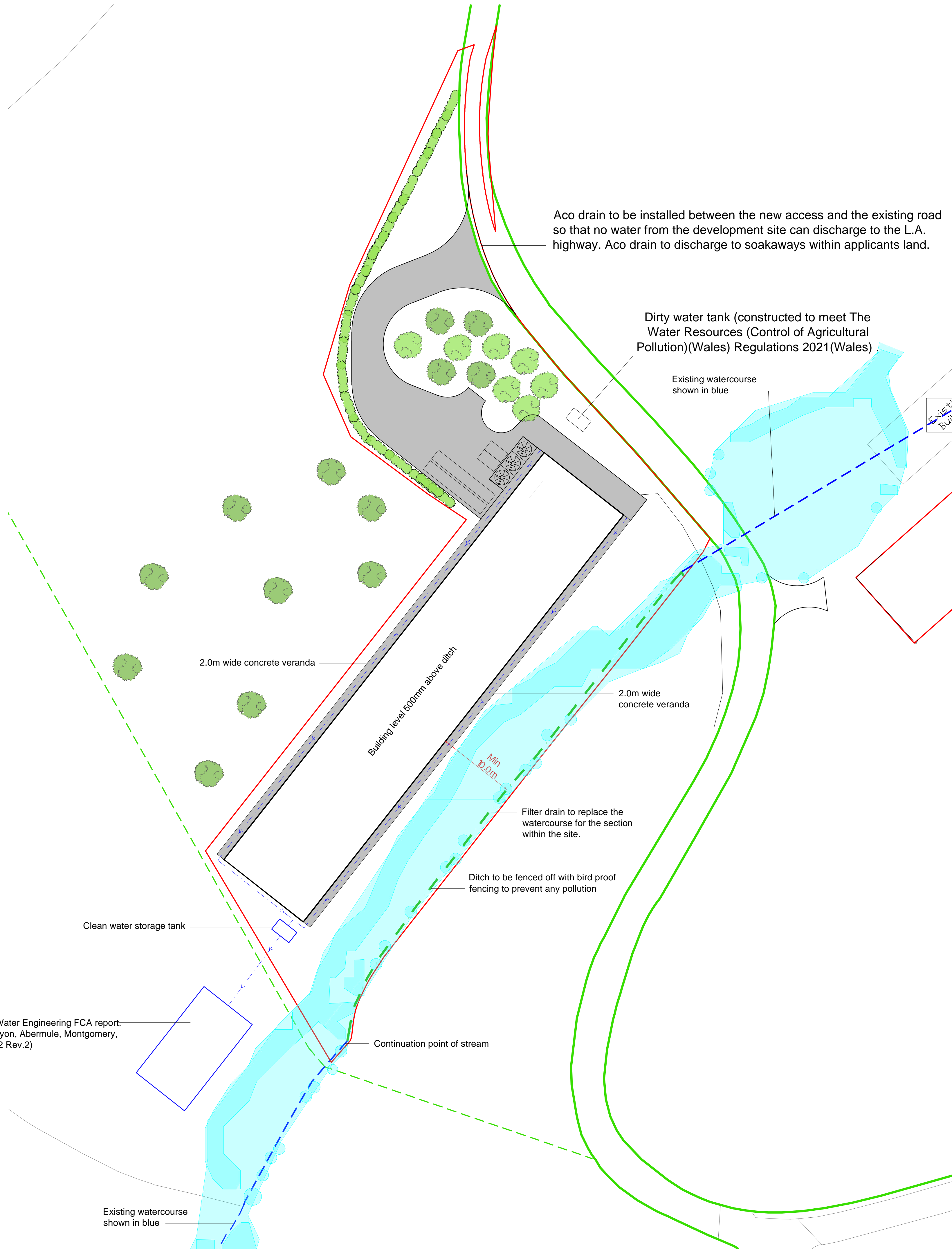
There is a small overhang on the building just above the eaves preventing any rainwater entering the housing. The popholes open for the birds to exit at an angle so the birds can exit the housing but the opening is protected from rain ingress.

Clean water from the roof and clean surfaces will be pipe via a system on each side of the building. It will be collected in an underground storage tank, with 2000 gallon capacity to be used for washing down purposes. Any surplus clean water will drain into existing soakaways and directed from existing surface waters, with an attenuation basin.






Soil Type

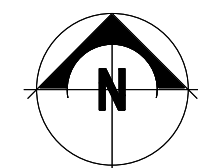
Low permeable seasonal wet acid loamy and clay soils

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING SHOP DRAWINGS. THE ORIGINATOR SHOULD BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF ROGER PARRY & PARTNERS.



Key

- Areas of hardstanding - 
- Surface water flood zone 3 - 
- Surface water flood zone 2 - 
- Filter drain - 
- Stream - 

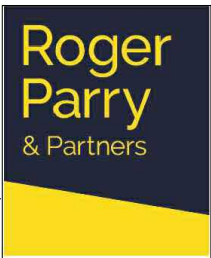


Swale / Infiltration basin as Townsend Water Engineering FCA report:  
(Ref FCA, for a Poultry Unit at Upper Bryon, Abermule, Montgomery,  
Powys, SY15 6JW. Contract Ref: FD042 Rev.2)

- Continuation point of stream

Existing watercourse  
shown in blue ———

Rev	Description	Date	Dr by	App b
Original by				



Residential - Agricultural - Commercial	
Job	Proposed egg production unit at Upper Bryn
Title	Drainage Plan
Location	Upper Bryn Abermule Powys SY15 6LW
Client	W L Hamer
Scales	1:250 @ A1
Drawing No.	GEJ/SB/ 004 C
Drawn by	SAB
Date	09/06/2022

HOGSTOW HALL, MINSTERLEY  
SHREWSBURY, SHROPSHIRE. SY5 0HZ  
Tel: 01743 791336 Fax: 01743 792770  
email: [mail@rogerparry.net](mailto:mail@rogerparry.net)  
Web address: [www.rogerparry.net](http://www.rogerparry.net)

Roger Parry & Partners LLP partnership no.OC312203  
Registered Office Hopwood Hall, Minsterley, Shrewsbury, SY  
Registered in England and Wales.  
A list of members of the LLP is available at the above address