Powys County Council

Register of Local Land Charges
Schedule to Official Certificate of Search

Part 3: Planning Charges
(b) Other planning charges

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
LLANYMYNECH CONSERVATION AREA CONSERVATION AREA declared by Powys County Council on 18th October 2000, under Section 69 - Planning (Listed Buildings and Conservation Areas) Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990 section 69 Ref: LLANYMYNECH TLC Ref: PT185548	Montgomeryshire District Council	Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH	07/08/2006

Cyngor Sir Powys County Council

Printed by: HTR Date: 28/1/2025

Highways Land Charges Search
2024 03667

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Ni ddylid gwneud unrhyw gopïau ychwanegol heb ganiatâd y Cyngor.

Search Reference:	2024/03667 NLIS:1CH_ESRI:33393366000	
Property Address:	Bryn Tirion North Road LLANYMYNECH SY22 6EZ	Powys
Date:	23-Jan-2025	**Scale:** 1: 1250

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REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

SearchFlow Limited
NLIS HUB,
42 Kings Hill Avenue
Kings Hill
WEST MALLING
Kent
ME19 4AJ

Search Reference: 2024/03667
NLIS Reference: 1CH_ESRI:33393366000
Date: 28-Jan-2025

Property:

Bryn Tirion
North Road
LLANYMYNECH
SY22 6EZ

Other Roads etc:

Additional Properties: Bryntirion Ffordd Y Gogledd Llanymynech SY22 6EZ

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Signed:

R C Pinney

R C Pinney
Solicitor to the Council
On behalf of POWYS COUNTY COUNCIL

Dated: 28 January 2025

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

None

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

Informative

Powys County Councils computerised records of planning entries do not extend back before 1974 and this reply covers only the period since that date.

Search results do not cover other properties in the vicinity of the search area.

(j) building regulations approval

None

Informative

The local authoritys computerised records of Building Regulation decisions do no extend back before 1st July 2002 and this reply covers the period since that date. Records prior to that date do not contain detailed information.

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

Reference: CPS/2018/0322
Install one or more new circuits
Bryntirion, North Road, Llanymynech, Powys, SY22 6EZ

Reference: CPS/2021/07163
Install replacement window(s) in a dwelling
Install replacement door(s) in a dwelling
None of work subject to a Green Deal Plan
Bryntirion, North Road, Llanymynech, Powys, SY22 6EZ

Reference: CPS/2024/07030
Install replacement door(s) in a dwelling
None of work subject to a Green Deal Plan
Bryntirion, North Road, Llanymynech, Powys, SY22 6EZ

Informative

The local authority may not always be aware of such works and enquiries should also be made of the seller.

As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under a relevant ***Competent Persons Scheme****.*

As from January 2005 certain other works, which may have previously required Building Regulations Approval, may be undertaken by a competent person registered under a recognised ***Competent Persons Scheme****.*

1.2 Planning designations and proposals
What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

General Designation : Large Village (no specific allocation) - Powys Local Development Plan

Specific Proposal : None

Informative

The reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan but does not include policies contained in planning guidance notes.

The existing development plans comprise the following:-
Powys Local Development Plan Adopted April 2018

For properties within the Brecon Beacons National Park Area
Brecon beacons National Park Authority Local development Plan 2007-2022 (adopted December 2013)

The Powys LDP sets out land use policies and proposals for Powys (excluding Brecon Beacons National Park) up to 2026. The LDP is being used to determine current planning applications.

Development Plan can be found at:- http://www.powys.gov.uk/en/planning-building-control/local-development-plan/

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense

Only the roads shown with a green coloured centreline on the enclosed highways plan are maintained at public expense.

The search location is close to a Trunk Road which Welsh Government are responsible for. We have not been advised of any proposals in that area but would advise that you check directly with Welsh Government.
Email: customerhelp@gov.wales Tel: 0300 0604400 Post: Welsh Government, Cathays Park, Cardiff, CF10 3NQ

Please note the pink dotted line indicates the County boundary and does not represent a highway maintained at public expense. Highways responses in these search results relate only to those roads located within the County of Powys.

(b) subject to adoption and, supported by a bond or bond waiver

No

(c) to be made up by a local authority who will reclaim the cost from the frontagers

N/A

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

N/A

Informative

If a road, footway or footpath is not a highway maintained at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

If a Highway Lateral Extent search is required, please contact land.charges@powys.gov.uk for further information and the fee payable.

Public rights of way

2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

No, none. However additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. Please note that the Definitive Map does not show routes that are used on a permissive basis, even where promoted.

NB: This response relates only to those Rights of Way located within the County of Powys

Informative

Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map.

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?

No, there is no pending Schedule 14 application for a Definitive Map Modification Order for a route that abuts, or crosses the property

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

No, none

2.5 If so, please attach a plan showing the approximate route.

N/A

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes
Is the property included in land required for public purposes?

No

3.2 Land to be acquired for road works
Is the property included in land to be acquired for road works?

No

3.3 Drainage matters
(a) Is the property served by a sustainable urban drainage system (SuDS)?

Not known

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

Not known

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Not known

Informative

Schedule 3 of the Flood and Water Management Act (FWMA) 2010 (sustainable drainage) remains a prospective provision. The County Council is not legally required to record details of property related SuDS. Information may be available from planning consents, the sewerage company, the developer or property owner. Enquiries about drainage should also be made of the local sewerage undertaker.

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

No
Please note the property is within 200m of a trunk road. For more information please contact the North Mid Wales Trunk Road Agency, Automobile Palace, Temple Street, Llandrindod Wells, Powys. LD1 5HU

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

None

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

(i) No
(ii) No

(d) the outer limits of:

(i) No
(ii) No
(iii) No

(e) the centre line of the proposed route of a new road under proposals published for public consultation

No

(f) the outer limits of:-

(i) No
(ii) No
(iii) No

Informative

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No
No

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Yes - Planning Application 21/0559/OUT - Land At And Surrounding Nant Helen Open Cast Coal Site, Powys and Onllwyn Distribution Centre, Neath Port Talbot
.

Informative

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

3.6 Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

No

Please note: In some circumstances, a permanent stopping up or diversion orders can be obtained by third parties from Magistrates' courts or can be made by the Secretary of State for Transport, without involving the Council.

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

Informative

In some circumstances, road closures can be obtained by third parties from magistrates courts, or can be made by the Secretary of State for Transport without involving the local authority.

This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

3.7 Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works

No
No
No
No

(b) environment

No
No

(c) health and safety

No

(d) housing

No
No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

No

Informative

*For properties within the **Powysland (Wales) Internal Drainage District** additional checks should be made with Natural Resources Wales. Website: www.naturalresources.wales*

3.8 Contravention of building regulations
Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

No

3.9 Notices, orders, directions and proceedings under Planning Acts
Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?
(a) an enforcement notice

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

(l) an order requiring discontinuance of use or alteration or removal of building or works

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

Informative

*National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them. Cadw (meaning **to keep** or **to protect**) is the Welsh Governments historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ.*

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

No

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

No

(c) Has any demand notice been suspended?

N/A

(d) Has the Local Authority received full or part payment of any CIL liability?

N/A

(e) Has the Local Authority received any appeal against any of the above?

N/A

(f) Has a decision been taken to apply for a liability order?

N/A

(g) Has a liability order been granted?

N/A

(h) Have any other enforcement measures been taken?

N/A

3.11 Conservation area
Do the following apply in relation to the property?
(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

3.12 Compulsory purchase
Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

3.13 Contaminated Land
Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?
(a) a contaminated land notice

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) No
(ii) No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14 Radon Gas
Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England?

The area indicated has been identified as being a site where Radon gas may be present, and may therefore be above the action level.

Informative

Radon Affected Areas are designated by the Health Protection Agency (HPA). It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the HPA) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures.

A free radon information pack which gives basic information about radon and describes how to obtain a radon measurement is available.

For more information please see the HPA website - http://www.hpa.org.uk/radiation/default.htm
To request a pack please email your name, address and postcode to radon@hpa-rp.org.uk or leave your name, address and postcode on the HPA free radon answerphone (0800 614529).

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

N/A - The Welsh Government has not yet implemented these regulations with regard to Wales.

(b) If the property is listed:

N/A

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or though an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

Powys

REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH

Search Reference: 2024/03667
NLIS Reference: 1CH_ESRI:33393366000
Date: 23-Jan-2025

Applicant:

SearchFlow Limited
AE/CON5250(NO15)
NLIS HUB,
42 Kings Hill Avenue
Kings Hill
WEST MALLING
Kent
ME19 4AJ

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

Bryn Tirion
North Road
LLANYMYNECH
SY22 6EZ

It is hereby certified that the search requested above reveals the 1 registration described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:

R C Pinney

R C Pinney
Solicitor to the Council
On behalf of POWYS COUNTY COUNCIL

Dated: 23 January 2025

Powys

LOCAL LAND CHARGES
VAT RECEIPT

VAT Receipt Number: 2024/03667
VAT Receipt Date: 23-Jan-2025

Applicant:
SearchFlow Limited
NLIS HUB,
42 Kings Hill Avenue
Kings Hill
WEST MALLING
Kent
ME19 4AJ

Search Reference: 2024/03667
Online Reference: 1CH_ESRI:33393366000
Online Source: NLIS
Search Date: 23-Jan-2025

Search Property:
Bryn Tirion
North Road
LLANYMYNECH
SY22 6EZ

Description	Amount in £
Total Net	
Total VAT @ 20%	
Total amount due	

VAT is chargeable on items shown above that are related to the CON29 part of this search.
Other items are exempt for VAT purposes