




Settlement: LLANRHAEADR YM MOCHNANT

Site Summary	Site allocated in LDP
Candidate Site: 611 Adj. Llys Awel	X
Candidate Site: 960 Land at Maes yr Esgob	✓
Candidate Site: 961 Land at Maes Morgan	X

Site		Summary
<p>Candidate Site: 611 Site Address: Adj. Llys Awel</p> <p>Site lies to the East of Llanrhaeadr Y M alongside the B4580. The site has detached dwellings either side and fields opposite. The Inspector at the UDP Inquiry thought that development here would be inappropriate due to the open countryside nature of the site. Highways constraints make the site unsuitable for residential development.</p>		<p>The site has not been taken forward as a housing allocation in the draft LDP as it may be considered an incursion into the open countryside. It is therefore considered that more appropriate site allocations identified elsewhere will meet the housing requirement of the settlement over the Plan period.</p>
<p>Candidate Site: 960 Site Address: Land at Maes yr Esgob</p> <p>The Site is central to Llanrhaeadr Y M within the existing UDP boundary. It is flat and has access roads already in place providing an ideal infill opportunity.</p>		<p>The site has been taken forward as a housing allocation in the draft LDP as it provides an ideal infill opportunity. It is considered that identified constraints can be adequately addressed at the detailed planning stages.</p> <p>Allocation No: P36 HA1</p>
<p>Candidate Site: 961 Site Address: Land at Maes Morgan</p> <p>Site lies within the existing UDP settlement boundary between a housing estate and a sewage treatment works. The site is at risk from flooding therefore it will only proceed if a detailed FCA is carried out by the proposer detailing the management of the consequences of flooding as required by TAN 15. Maybe issues with the proximity to the sewage treatment works will need Env Health input. Part of the site is currently in use as allotments would need to see this use protected. Site is proposed for employment use would not be suitable for associated traffic to be going through the residential area.</p>		<p>The site has not been taken forward as an employment allocation in the draft LDP as it would not be suitable for associated traffic to be going through the residential area. It is therefore considered that more appropriate site allocations identified elsewhere will meet the growth requirement of the settlement over the Plan period.</p>