

Llanidloes

As well as being a market town for the surrounding agricultural community, Llanidloes historically was also an important focus for the related wool and textile industries. This early role evolved with the manufacture of mining and other machinery which widened its economic base further and maintained the central position of the town in relation to the surrounding villages. The attractive historic core with its half-timbered market hall built around 1600 is part of the town's legacy and a testimony to the role Llanidloes has played in the local economy.

Today, with its improved infrastructure and relatively wide range of services, Llanidloes maintains its position as Area Centre catering for a wide hinterland of large and small villages. This pivotal role is strengthened and enhanced by the allocation of further industrial and residential sites within and around the town. The construction of the by-pass has provided the opportunity both to accommodate growth and to carry out town centre environmental improvements. However, the existing water reclamation works is likely to be near treatment capacity and consequently any future development may need to be phased in accordance with the provision of additional treatment facilities.

The northern part of Llanidloes, linked to the main body of the town by Long Bridge, offers scope for residential development on a number of sites. The extent of this development potential is constrained by the Afon Clywedog, the floodplain of the Severn and the rising and wooded ground to the north. Along Van Road there are two sites for residential development which occupy the narrow strip of land alongside the Afon Clywedog. The northern site has planning permission and the other has had permission in the past, although this has now expired. An additional site has also been granted permission for housing opposite Dylfani Terrace but further development opportunities on the land alongside Van Road are constrained by the local topography. There are other areas capable of accommodating additional housing that have been identified and allocated to the east of the Treteglwys Road. For example, to the rear of Pen-y-Borfa a residential site will gain access via the existing estate road. Further development down this gentle slope to the east would not be acceptable as it would encroach upon the floodplain of the River Severn. The detailed boundary of the area suitable for development of the site and any flood defence measures that may be required will be dependent on a survey carried out to ascertain the precise extent of the floodplain. The allocated residential site opposite Woodchurch is also constrained by the flood plain to the east and the electricity substation to the north and would have to gain access from the adjoining allocated land opposite Dol-llys Cottage, which has had planning permission in the past. The two sites round off the proposed housing land in this part of the town. A significant proportion of affordable housing to cater for local needs will be expected to be provided on all housing sites with a capacity of 10 or more dwellings. Further to the south beyond Shortbridge Street there is scope only for limited infilling along Penygreen Road and all of the sheepshales area has been excluded from the development boundary since it has a known history of flooding. Septic tank drainage will not be permitted in the Penygreen area due to unsuitable ground conditions.

Proposals for development within or adjoining the town centre conservation area should be of high quality design and should conserve or enhance the character or appearance of the area. Improvements in the town centre are amongst the measures suggested in the Civic Trust study for the town. Extensions to the existing conservation area to include the areas around the old station and the banks of the Severn, have recently been designated in accordance with one of the study's recommendations. A small site at the Bakehouse Yard has approval for residential development but, given the density of the existing development in the town centre and the value of the area in terms of conservation, further scope for new development there is very limited. Consequently the majority of future growth will be located on suitable land which lies to the south.

This area is relatively free of the physical constraints that hinder development elsewhere in the town. The residential allocations to the south and the east of the Dolgwenith estate will gain access directly off the Bryn-du Road via an improved unclassified highway. The widening of this highway could provide the opportunity to create a second access for Dolgwenith as well as allowing for access to almost ten acres of land beyond. This area represents the town's largest housing development opportunity and will supply a range of house types. There are further opportunities to provide an alternative range of housing elsewhere but these are much smaller in scale. For example, the site to the north of Dolgwenith gaining access off Bryn-du Road and the site adjacent to Garden Suburb with access onto Llangurig Road are natural extensions to the existing built up area. Although residential permission has been granted on a large area adjacent to Gilfach Uchaf off Gorn Road, the limitations of

the access to the site inhibit the scope for further allocations. Also, housing development on land to the south of Dulas Villa has recently been completed. In order to cater for local need, the Council may also give favourable consideration to small scale affordable housing proposals on appropriate sites adjoining the development boundary and to single dwelling low cost housing schemes in the rural settlements of Felindre, Glanyran, Llidiartywan, Newchapel, Oakley Park, Old Hall, Tan Hion and Tytwch, as exceptions to normal housing policy.

In addition to providing for future residential needs, employment allocations are also proposed to balance the planned growth in housing. Planning permission has been granted for an industrial estate with an access directly from the by-pass at Upper Glandulas on the southern edge of town and the first unit has now been completed. Taking advantage of this access three enclosures to the north which in total amount to around eleven acres have also been allocated for development as a prestige business park. It is intended to seek a high standard of landscaping in this area to lessen any visual impact especially as seen from the by-pass and the residential developments to the north. The trend in recent years has been towards the rationalization of the livestock markets in Montgomeryshire. In case the future of the Llanidloes Smithfield comes under review, the site is shown as allocated for a mixture of retailing and commercial uses thus exploiting a potential re-development opportunity on land close to the town centre.

The completion of the by-pass has created an opportunity to enhance the environment of the town's historic core for the benefit of the local community and to assist the town's economy by improving its attraction as a shopping centre and in providing opportunities for tourist related projects. The attractiveness of the Severn riverside has been recognised with the safeguarding of areas as public open space along the river banks off Penygreen Road, adjacent to St. Idloes Church and the Porte area by Long Bridge. The largest area designated as open space lies to the north of the town at Allt Goch where a series of footpaths and picnic areas has been constructed. Other open areas formally recognised as public or private open space include the recreation ground and Lower Green areas and these designations will help to safeguard these areas for local community use. Llanidloes lies within a Special Landscape Area where particular regard will be given to the natural beauty of the countryside. Development must be appropriate and sensitive to the high quality of the area and capable of being satisfactorily integrated into the landscape.

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Yn ogystal â bod yn dref farchnad i'r gymuned amaethyddol gyfagos, roedd Llanidloes yn ganolbwynt pwysig yn hanesyddol hefyd i'r diwydiannau cysylltiedig sef gwlan a gweilion. Datblygodd y rôl hon gyda chynhyrchu peiriannau ar gyfer mwynogloddio a pheiriannau eraill a fu'n gyfrwng i ehangu ei sail economaidd ymhellach ac yn fodd i gadw safle ganolog y dref mewn perthynas â'r pentrefi cyfagos. Mae craidd hanesyddol deniadol y dref gyda'i neuadd farchnad gyda'i fframwaith o bren a adeiladwyd tua 1600 yn rhan o dreflodaeth y dref ac yn dystiolaeth i'r rôl y mae Llanidloes wedi ei chwarae yn yr economi leol.

Erbyn heddwi, gyda'i thanadeliedd gwell a'i hamrediad cymharol eang o wasanaethau, mae Llanidloes yn cadw ei lle fel Canolfan Ardal sy'n darparu ar gyfer cefn gwlad eang yn cynnwys pentrefi mawr a bach. Cryfheir y safle bwysig hon gan y dyraniadau pellach o safleoedd diwydiannol a phreswyl o fewn ac o amgylch y dref. Mae adeiladu'r ffordd osgoi wedi rhoi cyfle i dderbyn twf ac i wneud gwelliannau amgylcheddol yng nghanol y dref. Ond mae'r gweithfeydd ail-gylchu dwr presennol yn debygol o fod yn agos at fod yn orlawn ac o ganlyniad mae'n bosibl y bydd angen cyflwyno unrhyw ddatblygiad yn y dyfodol mewn cyfnodau i gyd-fynd â darparu cyfleusterau ychwanegol.

Mae rhan ogleddol Llanidloes a gysylltir â'r brif dref gan Long Bridge yn cynnig lle i ddatblygiad preswyl ar nifer o safleoedd. Cyfyngir ar faint y datblygiad gan Afon Clywedog, gorlifdir Afon Hafren a'r ardal goediog a llechuweddog i'r gogledd. Ar hyd Ffordd Fan mae dwy safle gyda chaniatâd cynllunio ar gyfer tai preswyl ar lain cul o dir ar lan Afon Clywedog. Mae gan y safle ogleddol ganiatâd cynllunio ac mae'r hall wedi bod â chaniatâd arni yn y gorffennol, er bod hwn bellach wedi darford. Rhoddwyd caniatâd hefyd i safle ychwanegol gyferbyn â Dyffiant Terrace ond cyfyngir ar gyfleoedd ar gyfer datblygu pellach ar dir ar hyd Ffordd Fan oherwydd y topograffi lleol. Y mae ardaloedd eraill hefyd a fyddai'n gallu derbyn tai ychwanegol a nodwyd ac a ddynamwyd i'r dwyrain o Ffordd Trefeglwys. Er enghraifft, y tu cefn i Ben-y-Borfa bydd mynediant i safle preswyl yn defnyddio'r ffordd bresennol drwy'r stâd. Ni fyddai datblygiad pellach i lawr y llethr hwn i'r dwyrain yn dderbyniol oherwydd byddai'n anlharu ar orlifdir Afon Hafren. Bydd union ffin yr ardal sy'n addas ar gyfer datblygu safle ac unrhyw fesurau i amddiffyn rhag llifogydd a allai fod yn angenrheidiol yn dibynnu ar arolwg a wneir i benderfynu ar union faint y gorlifdir. Cyfyngir ar y safle preswyl a ddynamwyd gyferbyn â Woodchurch hefyd gan y gorlifdir i'r dwyrain a'r is-orasaf drydan i'r gogledd, a byddai'n rhaid sicrhau mynediant o'r tir cyfagos a ddynamwyd gyferbyn â Dôl-llys Cottage, sydd wedi bod â chaniatâd cynllunio arno yn y gorffennol. Mae'r ddwy safle yn cwblhau'r cynlluniau ar gyfer codi tai yn y rhan hon o'r dref. Disgwyllir gweld cyfran sylweddol o dai am brisiau rhesymol yn cael eu darparu ar gyfer anghenion lleol ar yr holl safleoedd tai gyda lle i 10 neu fwy o dai amrynt Ymhellach i'r de y tu hwnt i Stryd Shortbridge mae lle i ychydig o dai i fewnlenwi ar hyd Ffordd Penygreen ac mae'r holl ardal lle cynhelir yr arwerthiannau defaid wedi ei heilirio o'r ffin datblygu oherwydd bod yma hanes hir o lifogydd. Ni chaniateir draenio i danciau septig yn ardal Penygreen oherwydd fod y tir yn anaddas.

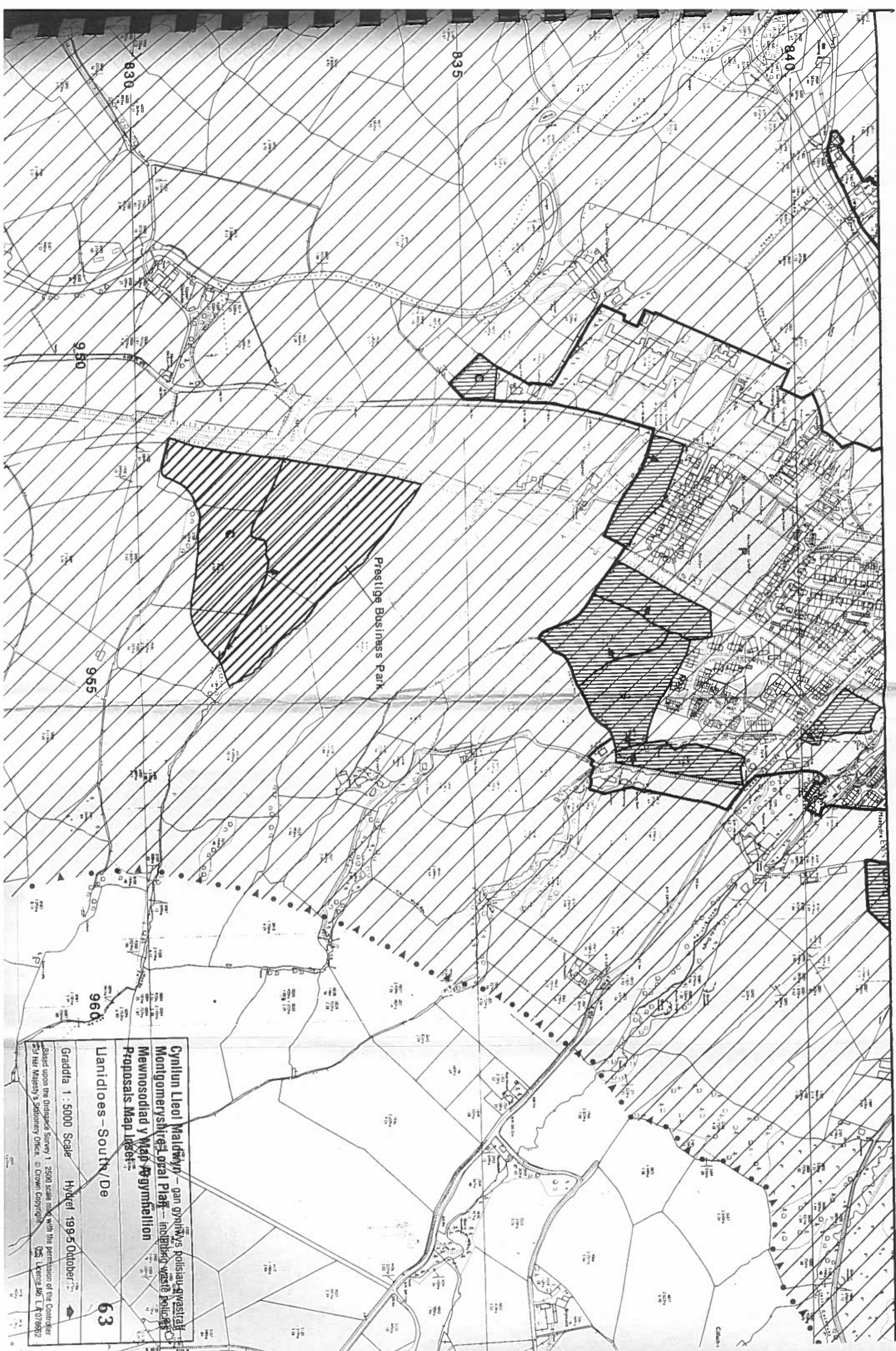
Dylai argymhellion ar gyfer datblygiad o fewn ac yn ffinio ag ardal gadwraeth canol y dref fod o ddyluniad o safon uchel a dylent warhod neu wella cymeriad neu ymddangosiad yr ardal. Mae gwelliannau yng nghanol y dref ymysg y camau a awgrymir yn astudiaeth yr Ymddiriedolaeth Ddinesig ar gyfer y dref. Mae ymeslyn yr ardal gadwraeth bresennol i gynnwys yr ardaloedd o amgylch yr hen orsaf a glannau afon Hafren wedi ei ddynodi yn ddiweddar yn unol ag un o argymhellion yr astudiaeth. Cafodd safle fechan yn Bakehouse Yard gymeradwyaeth i ddatblygu tai arni, ond oherwydd dwysedd y datblygiad presennol a gwerth yr ardal o safwynnau cadwraeth, mae cyfle pellach i ddatblygiadau newydd yno yn brin iawn. O ganlyniad i hyn lleolir y rhan fwyaf o'r twf yn y dyfodol ar dir addas i'r de.

Mae'r ardal hon yn weddol rydd o'r cyfyngiadau ffisegol sy'n llesteirio datblygiad mewn manau eraill yn y dref. Mae'r dyraniadau ar gyfer tai preswyl i'r de ac i'r dwyrain o stâd Ddolgwenith yn mynd i gael mynediant yn uniongyrchol o Ffordd Bryn-Du drwy ffordd heb ei dosbarthu ond sydd wedi ei gwella. Gallai lleu'r ffordd hon roi cyfle i greu ail fynediant i Ddolgwenith yn ogystal â rhoi mynediant i bron i ddeng erw o dir y tu hwnt i'r stâd honno. Yr ardal hon sy'n rhoi'r cyfle gorau ar gyfer datblygu tai o fewn y dref a bydd yma amrediad eang o fathau o dai ar gael. Y mae cyfleoedd

pellach i ddarparu tai gwahanol mewn manau eraill ond mae'r rhain yn mynd i fod yn llai o ran graddfa. Er enghraifft, mae'r safle i'r gogledd o Ddolgwenith gyda mynediant iddi oddi ar Ffordd Bryn-Du a'r safle yn ymyl Garden Suburb gyda mynediant i Ffordd Llangurig yn estyniadau naturiol i'r ardal adeiliedig bresennol. Er y rhoddwyd caniatâd i godi tai ar ardal fawr ger y Gilfach Uchaf oddi ar Ffordd y Com, mae gwendiadau'r mynediant i'r safle yn golygu na ddysgwir mwy o dir i godi tai arno yn yr ardal hon. Er mwyn darparu ar gyfer angen lleol, gall y Cyngor roi ystyriaeth ffafriol hefyd i argymhellion am dai y gellir eu fforddio ar raddfa fechan ar safleoedd priodol ger y ffin ddatblygu ac i gynlluniau am dai unigol am bris isel yn aneddiadau gwledig Felindre, Glanynant, Lidiarwaen, Newchapel, Oakley Park, Old Hall, Tan Hionn a Tyllwch fel eithriadau i'r polisi tai arferol.

Yn ogystal â darparu ar gyfer anghenion preswyl yn y dyfodol, bwriedir darparu gwaith hefyd i gydbwysu'r twf hwn a gynllunir yn nifer y tai a godir. Rhoddwyd caniatâd cynllunio ar gyfer stâd ddiwydiannol gyda mynediant uniongyrchol o'r ffordd osgoi yn Uppur Glanulias ar ochr ddeheuol y dref. Gan fanteisio ar y ffordd fynediant hon dynamwyd tri llecyn i'r gogledd sydd gyda'i gilydd yn gwneud cyfanswm o unarddeg erw ar gyfer datblygiad fel parc busnes pwysig. Bwriedir gofyn am dirfudio o safon uchel yn yr ardal hon er mwyn lleihau unrhyw effaith weledol yn arbennig o'r ffordd osgoi a'r datblygiadau tai i'r gogledd. Yn ystod y blynyddoedd diweddar gwelwyd tuag at resymol i'r marchnadoedd anifeiliaid ym Maldwyn. Rhag ofn y daw dyfodol Marchnad Anifeiliaid Llanidloes o dan ystyriaeth, dangosir y safle fel safle a ddynamwyd ar gyfer defnydd masnachol gan fanteisio ar gyfle i ail-ddatblygu ar dir yn agos at ganol y dref.

Mae cwblhau'r ffordd osgoi wedi rhoi cyfle i wella amgylchedd craidd hanesyddol y dref er budd y gymuned leol ac i gynorthwyo economi'r dref drwy ei gwneud yn fwy deniadol fel canolfan siopa a thrwy ddarparu cyfleoedd ar gyfer prosiectau yn ymwneud â thwristiaeth. Cydnabuwyd bod glannau'r Hafren yn hynod o byrderth ers amser a gwarthodwyd ardaloedd fel manau agored cyhoeddus ar hyd glannau'r afon oddi ar Ffordd Penygreen ger Eglwys Sant Idloes ac ardal Porth Hafren ger Long Bridge. Yr ardal fwyaf i gael ei dynodi fel man agored yw'r ardal i'r gogledd o'r dref yn Allt Goch lle cafoedd cyfres o lwybrau a manau picnic eu hadeiladu. Mae ardaloedd eraill a gydnabuwyd yn ffurfiol fel manau agored cyhoeddus neu breifat yn cynnwys y maes chwarae a Lower Green a bydd y dynodiadau hyn yn gymorth i warchod yr ardaloedd hyn ar gyfer defnydd gan y gymuned leol. Lleolir Llanidloes o fewn Ardal Tirfryn Arbennig lle rhoddir ystyriaeth arbennig i harddwch naturiol y cefn gwlad. Rhaid i ddatblygiad fod yn briodol ac yn sensitif i ansawdd uchel yr ardal a rhaid iddo allu ymddodi yn foddhaol i'r tirlun.



Prestige Business Park

Cynllun Lleol Maldwyn - gan gynhygu polisiau-gwastraf
 Montgomeryshire Local Plan - including waste policies
 Mewnodiad y Map Rhyngmellion
 Proposals Map Interim

Llanidloes - South/De

Graddfa 1 : 5000 Scale Hydref 1995 October

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