

Application Ref: NP/21/0743/FUL

Case Officer	Rob James		
Applicant	Mr and Mr A & D Berry, Merry Bros		
Agent	Mr L Griffiths, Asbri Planning Ltd		
Proposal	Proposed residential development of 15 dwellings and associated works		
Site Location	Land adjacent to the Primary School, Trewarren Road, St. Ishmael's, Pembrokeshire, SA62 3SZ		
Grid Ref	SM83660712		
Date Valid	18-Nov-2021	Target Date	12-Jan-2022

The application is being brought to the Development Management Committee due to it being a Major application which is required to be determined by Committee under the scheme of delegation.

Consultee Response

St Ishmaels Community Council: No response received
PCNPA Tree and Landscape Officer: Conditional Consent
PCNPA Planning Ecologist: Observations
PCC Transportation and Environment: Conditional Consent
PCC Drainage Engineers: Observations SAB Approval is Required.
Dwr Cymru Welsh Water: Conditional consent
Natural Resources Wales: Conditional Consent

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

One neighbour objection has been received from a neighbouring residential property and a letter of concern has been received from the Head of the neighbouring Primary School. The concerns and objections are summarised below;

Objection to the proposed reduction of 5 affordable houses to the proposed 4.

Concern over highway safety concerns surrounding the school, parking is a problem at drop off and pick up times.

Concern over sewage capacity

Concern that the development will increase flooding at the bottom of the village.

Concern the Ash tree is not noted on the plans

Concern the relocation of the willow tree will block surface water drains.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 06 - Rural Centres

LDP2 Policy 08 - Special Qualities

Pembrokeshire Coast National Park Authority
Development Management Committee – 18th May 2022

Item 5 - Report on Planning Applications

LDP2 Policy 09 - Light Pollution
LDP2 Policy 11 - Nationally Protected Sites and Species
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 31 - Minimising Waste
LDP2 Policy 32 - Surface Water Drainage
LDP2 Policy 34 - Flooding and Coastal Inundation
LDP2 Policy 46 - Housing
LDP2 Policy 47 - Housing Allocations on and with Planning Permission
LDP2 Policy 48 - Affordable Housing
LDP2 Policy 50 - Housing Development Proposals
LDP2 Policy 51 - Housing Densities
LDP2 Policy 52 - Housing Mix
PPW11
SPG02 - Coal Works - Instability
SPG04 - Loss of Hotels
SPG05 - Planning Obligations
SPG06 - Regionally Important Geodiversity Sites
SPG12 - Biodiversity

Constraints

Special Area of Conservation - within 500m
LDP Allocation
Biodiversity Issue
Historic Landscape
Ancient Monument - within 500m
Potential for surface water flooding
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas
Landscape Character Area

Officer's Appraisal

Background and History

NP/16/0219/OUT – Outline Permission for 13 dwellings – Approved
NP/19/0500/S73 – Extension of time limit condition – Approved.

Current Proposal

The application seeks full planning permission for 15 dwellings at land adjacent to the school in St Ishmaels.

Item 5 - Report on Planning Applications

The mix of dwelling is as follows:

- 4 no. 2B4P Semi-detached Homes (Affordable);
- 7 no. 4B Detached homes with garage; and
- 4 no. 3B Detached homes with garage

Each of the properties is 2 storeys in height and the density is circa 20 dwellings per hectare. The site is allocated within the LDP for 13 no. dwellings under the outline consent. The proposal will therefore provide a higher density at the site helping to achieve a density closer to 30 dwellings as identified in policy 51.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding

Policy, Principle of Development and Impact on National Park:

The site lies within the Centre boundary of St. Ishmaels, a Rural Centre as defined by Local Development Plan 2.

Policy 6 of the Plan sets out the land use priorities for Rural Centres and includes providing for and permitting housing to facilitate the delivery of affordable housing for the local area, to ensure developments permitted contribute to the protection and enhancement of the special qualities of the Centre and ensuring that development is of a scale that is consistent in scale with the size and character of the Centre.

The site is allocated for residential development under Policy 47 of LDP2 and identified as HC9 on the Proposals Map. It currently benefits from outline planning permission for 13 dwellings, of which 3 are affordable. The principle of development on this site is therefore established. This application proposes an increase of 2 no. dwellings to 15 dwellings. Paragraph 4.296 states that higher densities will be permissible and indeed encouraged where they represent the sustainable use of land and reflect the character of the surrounding area and would not unacceptably impact upon local amenity. However, this should not come as a detriment to a proper design layout and mix of houses. 4 dwellings are proposed to be affordable dwellings.

Policy 48 states that in the St. Brides sub-market area in which St. Ishmaels falls, 20% affordable housing is required on sites of 5 dwellings or more. This proposal would result in 26% affordable housing and is therefore compliant with Policy 48. The affordable dwellings are proposed to be 2-bedroom dwellings. The affordable housing requirement will be secured via a S106 agreement.

Item 5 - Report on Planning Applications

The proposal for 15 dwellings, of which 4 are affordable dwellings, is considered acceptable, in principle, subject to detailed development management considerations.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The dwellings are proposed to be part smooth rendered with wooden cladding with Grey coloured UPVC doors and windows, under a natural slate roof. The proposed design and layout includes 2 x pairs of semi-detached affordable units located at the entrance of the site with detached units located in a linear form with ridge lines running North to South each with individual entrance driveways. To the rear of the site a group of 5 detached dwellings is proposed with ridge lines running East to West with shared driveways and enclosed rear gardens.

The proposed development will have an acceptable impact on the character and appearance of the area and will not cause an unacceptably detrimental impact to the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP and can be supported.

Amenity and Privacy:

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

There are no overriding concerns in respect of residential amenity of the application site or the neighbouring properties.

Overall the development is considered to have an acceptable impact on residential amenity and accords with Policy 30 of the LDP.

Highway Safety and Access:

The Highways Department of Pembrokeshire County Council have been consulted they have given a conditional approval response and have also stated that a

Item 5 - Report on Planning Applications

financial contribution of £21,000 will be required to improve cycle facilities in St Ishmaels. The contribution would be secured via a S106 agreement.

One objection has been received stating that the area is already dangerous at times of drop off and pick up at the local primary school. The application is subject to a Highway Contribution payment and PCC Highways department has recommended conditions to ensure road safety.

Notwithstanding the objection received and subject to the recommended condition and a S106 Agreement securing the financial contribution the proposal is considered to be in accordance with Policy 60 Impacts of Traffic and can be supported.

Landscaping:

PCNPA Tree and landscape officer has been consulted and gave a conditional approval response. A landscaping Masterplan has been submitted, in addition PCNPA Tree and Landscape Officer has recommended 3 conditions that will require discharging prior to development commencing.

Notwithstanding the concerns received and subject to the recommended conditions the proposal is considered to be appropriate and in accordance with LDP2

Biodiversity:

Both NRW and PCNPA Planning Ecologist have been consulted. NRW have recommended conditions to provide a CEMP and a lighting condition which will be included.

A HRA assessment will be required prior to any potential approval being granted due to the potential for likely significant effects on the Special Area of Conservation. At the time of writing this report the authority has not received a response from the PCNPA Planning Ecologist but, with the inclusion of NRW recommended conditions our ecologist does not foresee there to be problems, however this is subject to the assessment being carried out.

Subject to the completed HRA assessment showing no impacts on the integrity of the SAC, the application is considered to be in accordance with LDP2 Policies.

Land Drainage and Flooding:

The application site is not subject to any flooding zones as set out in TAN 15, a drainage strategy plan has been submitted to the authority and PCC Drainage Engineers have been consulted and gave no objection with an informative that SUDS approval will be required.

A copy of the approved SUDS decision document has been submitted as part of the application.

Notwithstanding the letter of concern regarding the development impacting surface water flooding elsewhere in the village the application is considered appropriate and can be supported.

Conclusion

Notwithstanding the objections raised, on balance the development is considered. The development therefore complies with the policies 1, 7, 8, 9, 11, 14, 29, 30, 32 and 60 of the adopted LDP and is recommended for approval subject to appropriate conditions.

Recommendation

Approve subject to the submission of a S106 agreement and an acceptable response to the Appropriate Assessment showing no impacts on the integrity of the SAC and subject to the following conditions:-

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
Location Plan & Existing Block Plan ref 01 (E).
Proposed block plan, Ref 03 Rev 3, (dated 24/05/2021).
Proposed plots 1 & 2 Ref 04 Rev E (dated 24.05.2021).
Proposed Plots 3 & 4 Ref 05 Rev E (dated 28/11/2019).
Detached & integral garage plot 5 Ref 06 Rev E (dated 24.05.2021).
Detached & integral garage plot 6 Ref 07 Rev E (dated 24.05.2021).
Detached & integral garage plot 7 Ref 08 Rev E (dated 24.05.2021).
Sections & 3D view Ref 09 Rev E (dated 29.09.2021)
Material finishes ref 10 Rev E (dated 08/05/2021).
Document 1 : Proposed Housing Development, Land Off Trewarren Rd, St. Ishmaels, SA62 3SZ, Landscape Masterplan, dated 31/08/2021 by rds landscaping.
Document 2: Proposed New Housing on Land East of Coastlands School (Manse Field), St Ishmaels, Pembrokeshire, SA62 3SZ, Preliminary Ecological Appraisal, dated July 2021, Version 1 – Draft, by Gould Ecology Tree & Hedgerow Survey, dated September 2021, by rds landscaping
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include;
 - Details of the siting and type of external lighting to be used
 - Drawings setting out light spillage in key sensitive areas
 - Details of lighting to be used both during construction and/or operationThe lighting shall be installed and retained as approved during construction and/or operation.

Item 5 - Report on Planning Applications

Reason: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species and commuting corridors.

4. No development or phase of development, including site clearance, shall commence until a CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
 - Construction methods: details of materials, how waste generated will be managed.
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
 - Soil Management: details of topsoil strip, storage and amelioration for re-use.
 - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
 - Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
 - Traffic Management: details of site deliveries, plant on site, wheel wash facilities
 - Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
 - Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
 - The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction.

5. No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Item 5 - Report on Planning Applications

6. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.
Reason: To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
7. Before development commences details of the junction between the proposed access road and the highway shall be submitted to the Local Planning Authority for approval. The dwellings shall not be occupied nor the use commenced until the junction has been constructed and is available for use in accordance with the approved plans. There shall be no obstructions to visibility exceeding 0.6 meters in height within the splayed areas.
Reason: In the interests of highway safety.
8. Before development commences details of the estate road, including construction details and means of surface water disposal, in accordance with the current Pembrokeshire County Councils Highway Requirements for Development and guidance contained within Manual for Streets, are to be submitted to and approved in writing by the Local Planning Authority and prior to first occupation the road will be brought up to base course level and prior to final occupation the road shall be surfaced to wearing course level.
Reason: To ensure an adequate access in the interests of highway safety
9. No part of the completed development shall be used or occupied until the associated car parking areas and turning areas have been completed and marked out up to the property in accordance with the approved plan. The car parking area, access and turning areas shall thereafter be retained in accordance with the approved plans and available for use as car parking and turning.
Reason: To ensure adequate car parking and turning within the curtilage of the site, in the interests of highway safety
10. Prior to the commencement of development, details of how the site is to be accessed during construction, site accommodation is to be provided, including storage, wheel washing, and details of the phasing of the works shall be submitted to and approved by the Local Planning Authority. No alterations to this agreed scheme shall be made without the prior agreement in writing of the Local Planning Authority.
Reason: In the interests of highway safety.
11. Before any dwelling is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling.
Reason: In the interests of public amenity and convenience.



5 Front Elevation
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100



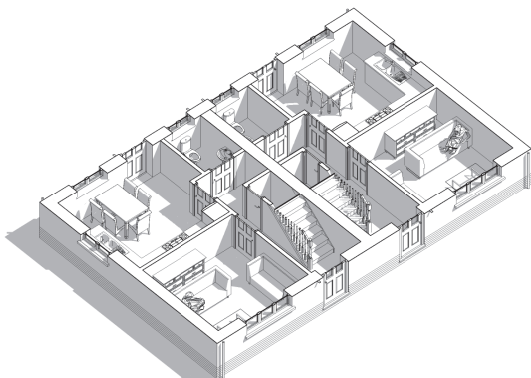
6 Side Elevation
1 : 100



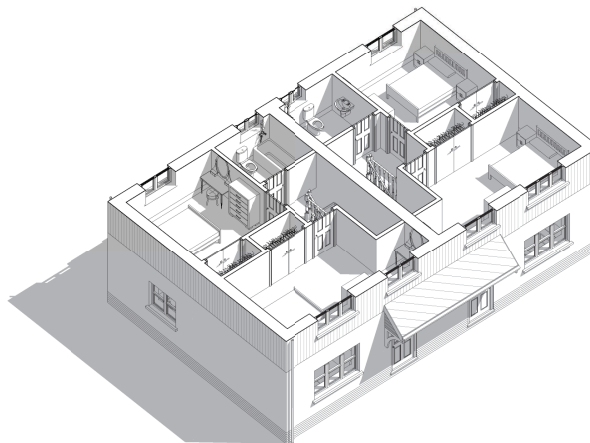
7 Rear Elevation
1 : 100



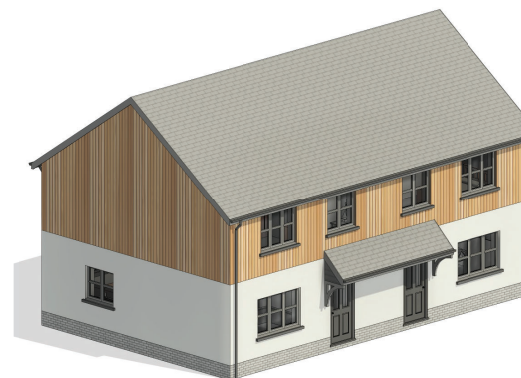
8 Side elevation
1 : 100



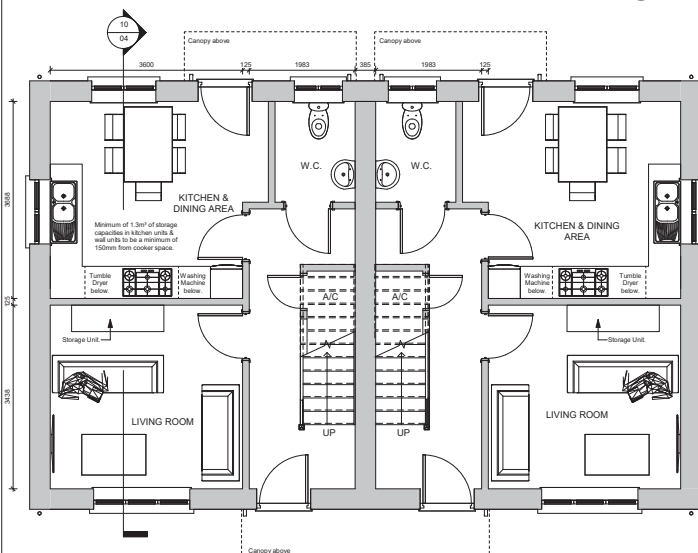
3 Ground Floor Cut Through



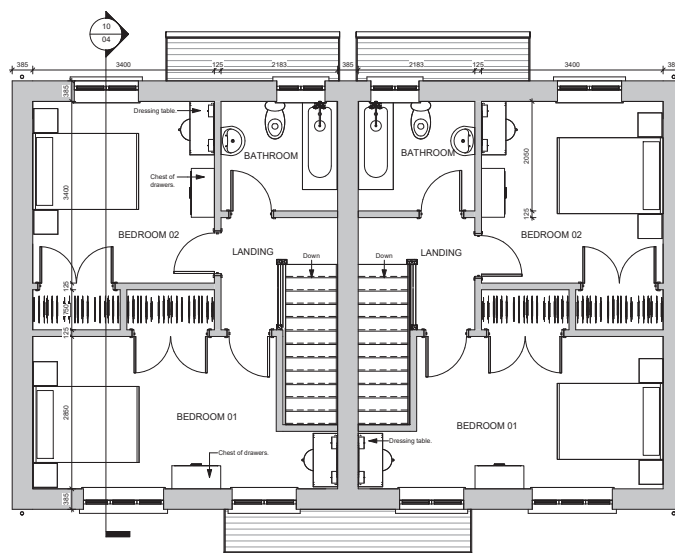
4 First Floor Cut Through



9 Front 3D



1 Ground Floor - 41m²
1 : 50
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50



2 First Floor - 41m²
1 : 50



10 Typical Section
1 : 50

FINISHES SCHEDULE		
Walls -	Smooth Painted Render.	
Plinth -	Cedar / Larch Timber Cladding.	
Roofs -	Grey Engineering Brick.	
Windows -	Natural Slates.	
Doors -	Anthracite Grey PVC-u.	
Facias -	Anthracite Grey PVC-u.	
Barge Boards -	Anthracite Grey PVC-u.	
Gutters -	Black PVC-u.	
Downpipes -	Black PVC-u.	
Window Cills -	Precast Concrete.	
Rev	Description	Date
D	Reduced Hammerhead Revisions.	17/09/21
E	PAC Drawings.	20/09/21

THIS DRAWING IS COPYRIGHT:
DO NOT SCALE THIS DRAWING (EXCEPT FOR PLANNING PURPOSES)
KEN MORGAN DESIGN AND BUILDING MANAGEMENT TO BE
NOTIFIED OF ANY DISCREPANCIES IN FIGURED DIMENSIONS.
CHECK ALL DISPLACEMENTS IN RELATION TO SITE MEASUREMENTS.

The Studio, Little Greenway,
Crown Road, Narberth,
Pembrokeshire, SA67 8TA.

01834 860 873

www.kenmorganarchitects.co.uk

ken@kenmorganandbm.co.uk

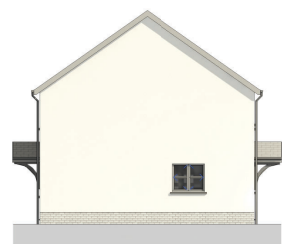


KEN MORGAN
Design and Building Management Ltd

PROJECT		
Development Adj. to Coastlands School, St. Ishmaels, Pembrokeshire.		
TITLE		
Proposed 2 Bed/4 Person (Plots 1,2).		
CLIENT		
Merry Bros.		
DRAWN BY A.D.	CHECKED BY A.D.	DATE 24/05/2021
SCALE (@ A1) As indicated	PROJECT NUMBER 21002 H	
DRAWING NUMBER 04		REV E



5 Front Elevation
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100



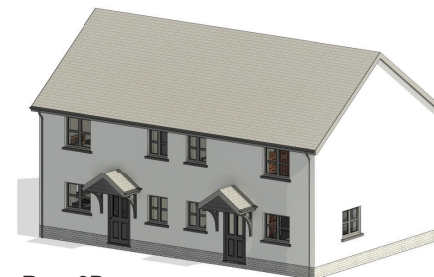
6 Side Elevation
1 : 100



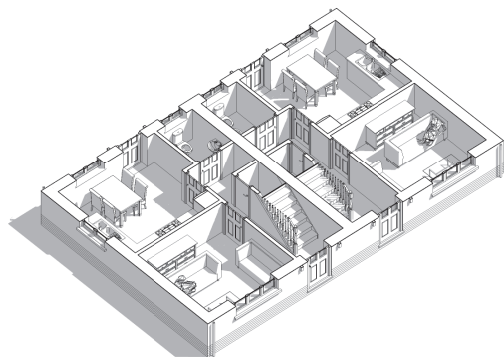
7 Rear Elevation
1 : 100



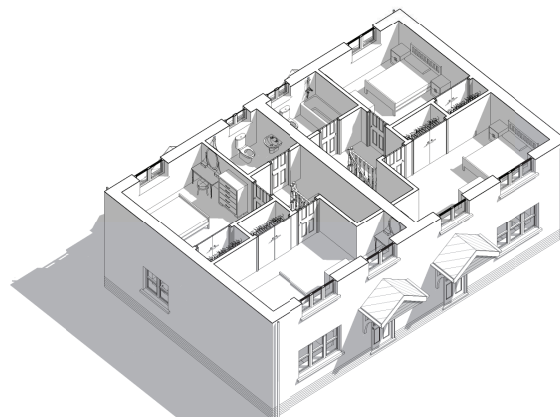
8 Side elevation
1 : 100



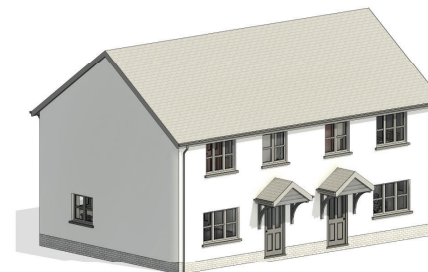
9 Rear 3D



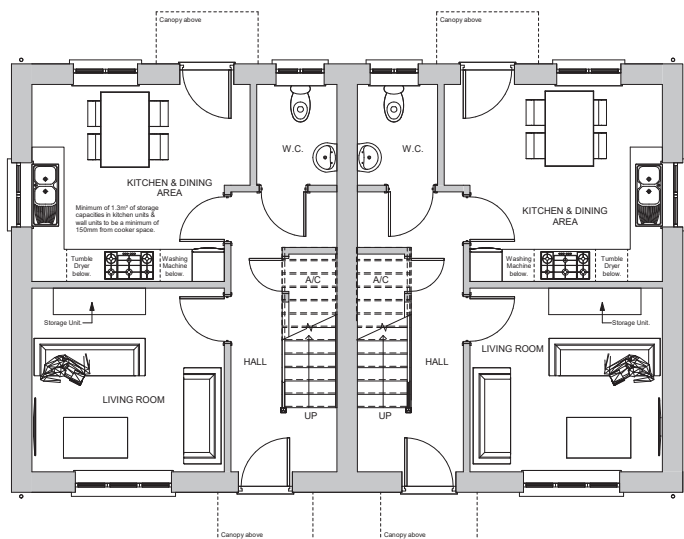
3 Ground Floor Cut Through



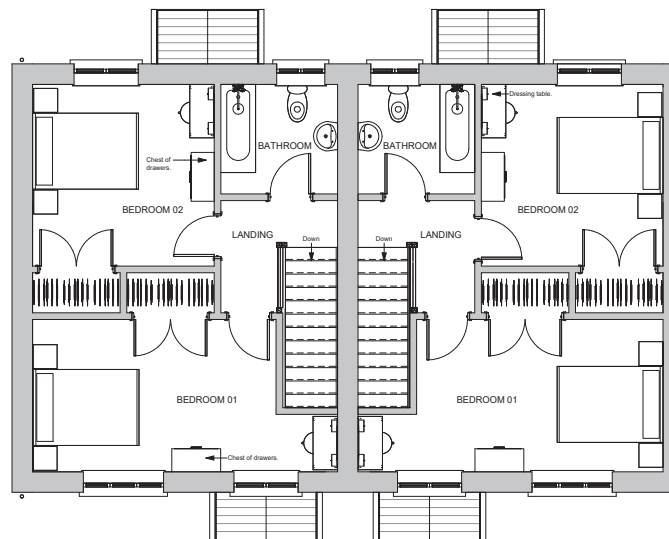
4 First Floor Cut Through



10 Front 3D



1 Ground Floor - 41m²
1 : 50
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50



2 First Floor - 41m²
1 : 50

FINISHES SCHEDULE		
Walls -	Smooth Painted Render.	
Roofs -	Cedar / Larch Timber Cladding.	
Plinths -	Grey Engineering Brick.	
Windows -	Anthracite Grey PVC-u.	
Doors -	Anthracite Grey PVC-u.	
Facias -	Anthracite Grey PVC-u.	
Barge Boards -	Anthracite Grey PVC-u.	
Gutters -	Black PVC-u.	
Downpipes -	Black PVC-u.	
Window Cills -	Precast Concrete.	
Rev	Description	Date
D	Reduced Hammerhead Revisions.	17/09/21
E	PAC Drawings.	20/09/21

THIS DRAWING IS COPYRIGHT.
DO NOT SCALE THIS DRAWING (EXCEPT FOR PLANNING PURPOSES).
KEN MORGAN DESIGN AND BUILDING MANAGEMENT TO BE NOTIFIED OF ANY DISCREPANCIES IN FIGURED DIMENSIONS.
CHECK ALL DISPLACEMENTS IN RELATION TO SITE MEASUREMENTS.

The Studio, Little Greenway,
Crown Road, Narberth,
Pembrokeshire, SA67 8TA.

01834 860 873

www.kenmorganarchitects.co.uk

ken@kenmorganandbm.co.uk



KEN MORGAN
Design and Building Management Ltd

PROJECT

Proposed Development Adj.
Coastlands School,
St. Ishmaels, Pembrokeshire.

TITLE

Proposed 2 Bed 4 Person
(Plot 3, 4).

CLIENT

Merry Bros.

DRAWN BY
A.D.

CHECKED BY
A.D.

DATE
28/11/19

SCALE (@ A1)
As indicated

PROJECT NUMBER
21002 H

DRAWING NUMBER
05

REV
E

Royal Institute of
British Architects





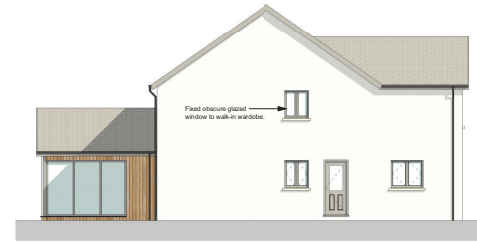
3 Front Elevation
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100



4 Side Elevation
1 : 100



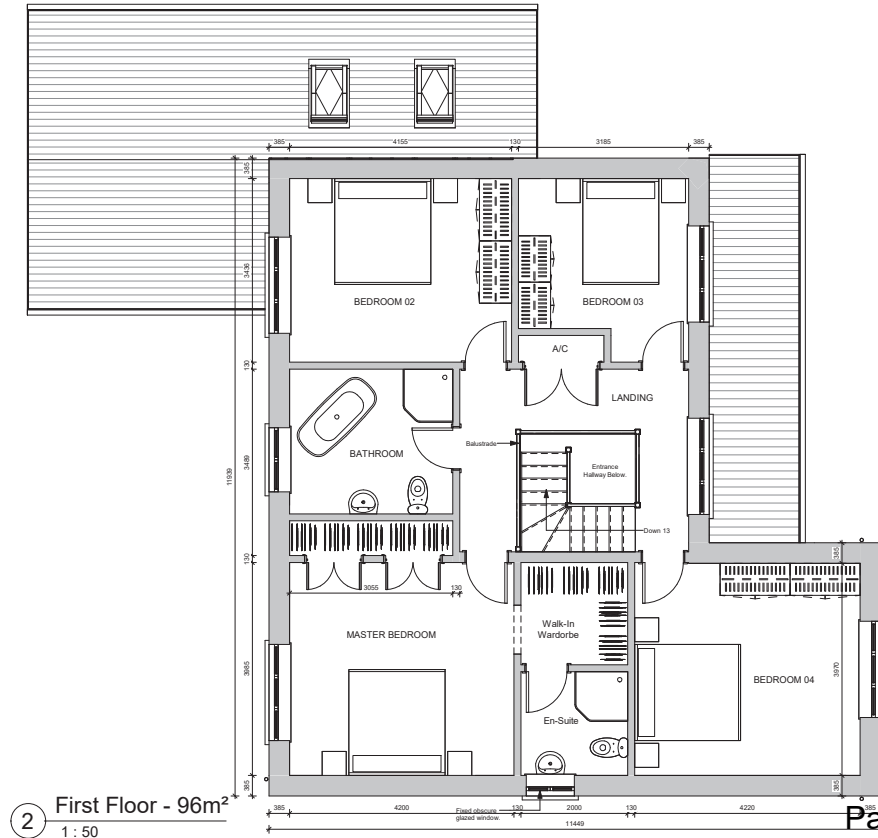
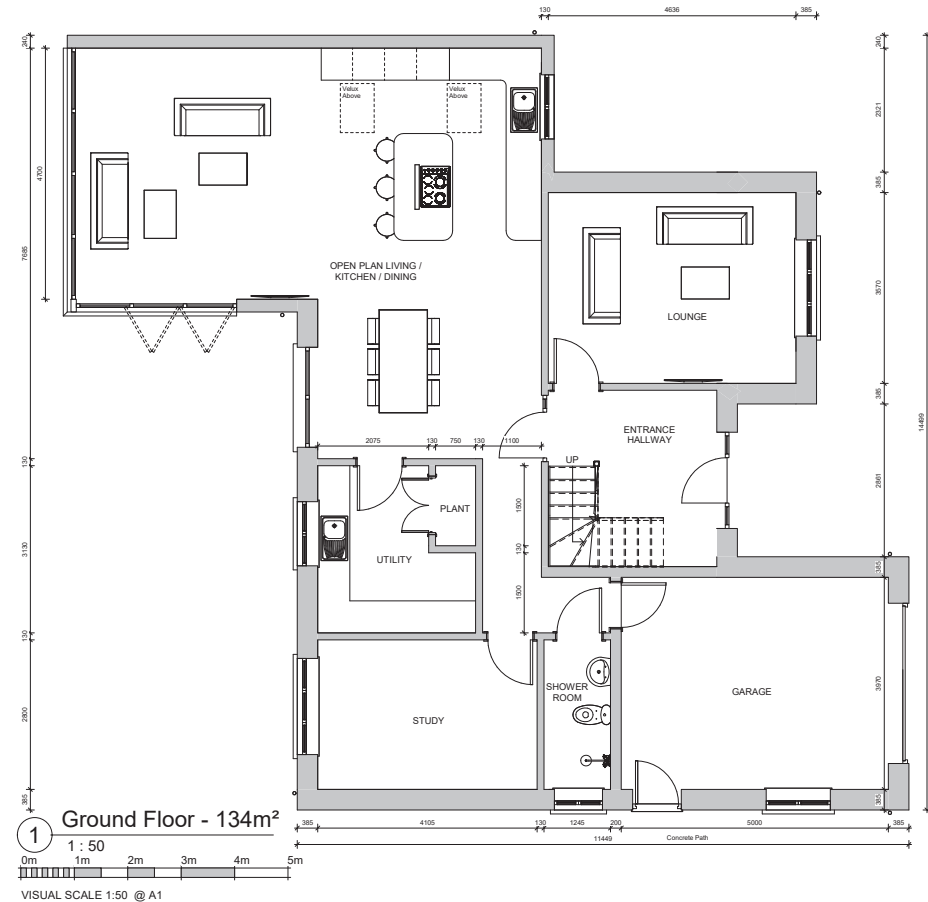
5 Road Elevation
1 : 100



6 Side Elevation
1 : 100



7 Front 3D



FINISHES SCHEDULE		
Walls -	Smooth Painted Render.	
Roofs -	Cedar/Larch Timber Cladding.	
Windows -	Anthracite Grey PVC-u.	
Doors -	Anthracite Grey PVC-u.	
Facias -	Anthracite Grey PVC-u.	
Soffits -	Anthracite Grey PVC-u.	
Barge Boards -	Anthracite Grey PVC-u.	
Gutters -	Black PVC-u.	
Downpipes -	Black PVC-u.	
Window Cills -	Precast Concrete.	

Rev	Description	Date
D	Reduced Hammerhead Revisions.	17/09/21
E	PAC Drawings.	20/09/21

THIS DRAWING IS COPYRIGHT:
DO NOT SCALE THIS DRAWING (EXCEPT FOR PLANNING PURPOSES)
KEN MORGAN DESIGN AND BUILDING MANAGEMENT TO BE NOTIFIED OF ANY DISCREPANCIES IN FIGURED DIMENSIONS.
CHECK ALL DISPLACEMENTS IN RELATION TO SITE MEASUREMENTS.

The Studio, Little Greenway,
Crinow Road, Narberth,
Pembrokeshire, SA67 8TA.

01834 860 873

www.kenmorganarchitects.co.uk

ken@kenmorganandbm.co.uk



KEN MORGAN
Design and Building Management Ltd

PROJECT
Development Adj. to
Coastlands School,
St. Ishmaels, Pembrokeshire.

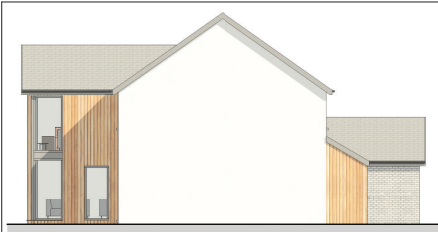
TITLE
4 Bed Detached Dwelling
(Plots 05, 08 & 12).

CLIENT
Merry Bros.

DRAWN BY A.D.	CHECKED BY A.D.	DATE 24/05/2021
SCALE (@ A1) As indicated	PROJECT NUMBER 21002 H	DRAWING NUMBER 06
		REV E

Royal Institute of
British Architects

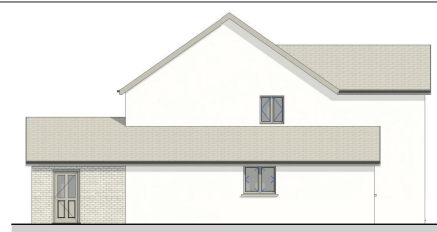




3 Side Elevation
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1



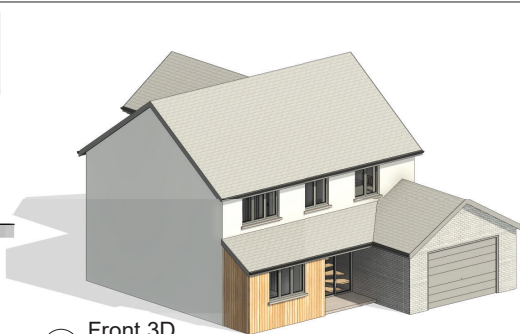
4 Front Elevation
1 : 100



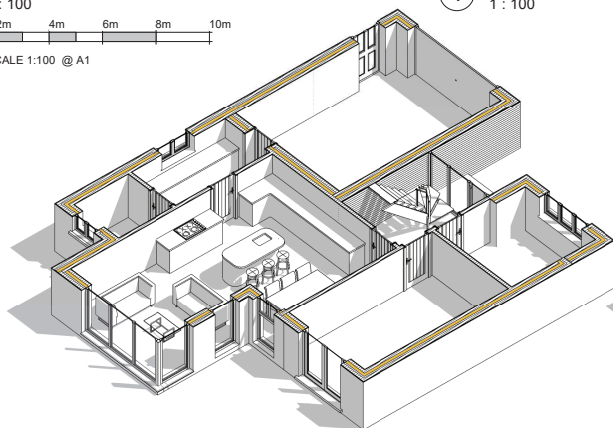
5 Side Elevation
1 : 100



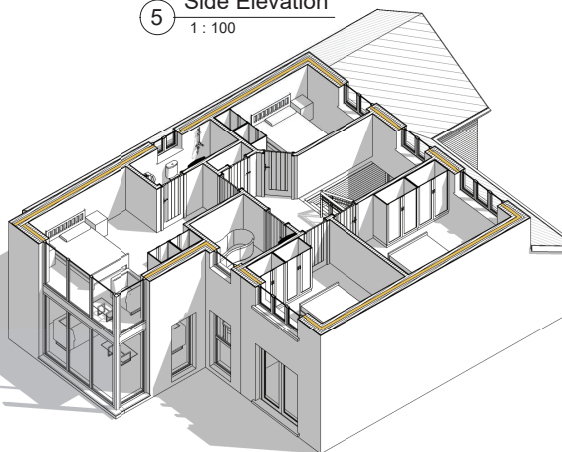
6 Rear Elevation
1 : 100



7 Front 3D



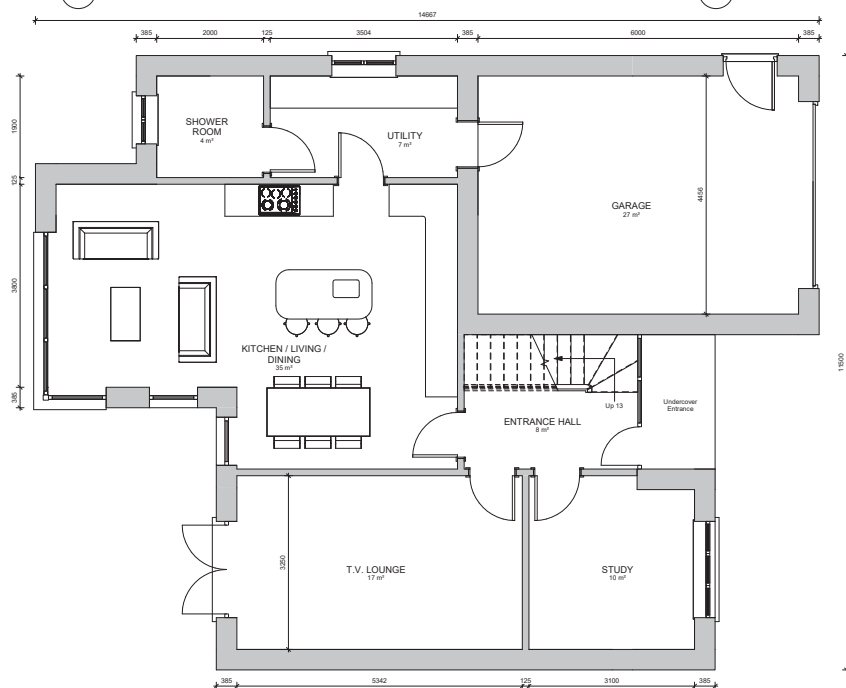
8 Ground Floor Cut-Through



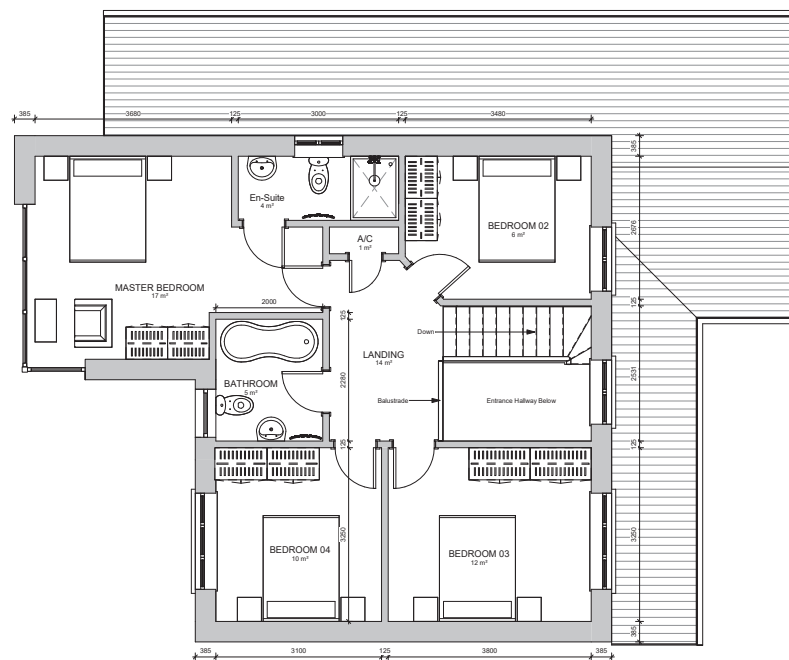
9 First Floor Cut-Through



10 Rear 3D



1 Ground Floor - 115m²
1 : 50
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1



2 First Floor - 75m²
1 : 50

FINISHES SCHEDULE		
Walls - Smooth Painted Render. Cedar/Larch Timber Cladding. Grey Engineering Brick.		
Roofs - Anthracite Grey PVC-u.		
Windows - Anthracite Grey PVC-u.		
Doors - Anthracite Grey PVC-u.		
Facias - Anthracite Grey PVC-u.		
Soffits - Anthracite Grey PVC-u.		
Barge Boards - Anthracite Grey PVC-u.		
Gutters - Black PVC-u.		
Downpipes - Black PVC-u.		
Window Cills - Precast Concrete.		

Rev	Description	Date
B	Site Enhancement Revisions.	25/08/21
C	15 Unit Layout.	25/08/21
D	Reduced Hammerhead Revisions.	17/09/21
E	PAC Drawings.	20/09/21

THIS DRAWING IS COPYRIGHT:
DO NOT SCALE THIS DRAWING (EXCEPT FOR PLANNING PURPOSES)
KEN MORGAN DESIGN AND BUILDING MANAGEMENT TO BE
NOTIFIED OF ANY DISCREPANCIES IN FIGURED DIMENSIONS.
CHECK ALL DISCREPANCIES IN RELATION TO SITE MEASUREMENTS.

The Studio, Little Greenway,
Crinow Road, Narberth,
Pembrokeshire, SA67 8TA.

01834 860 873

www.kenmorganarchitects.co.uk

ken@kenmorganandbm.co.uk



KEN MORGAN
Design and Building Management Ltd

PROJECT
Proposed Development Adj.
Coastlands School,
St. Ishmaels, Pembrokeshire.

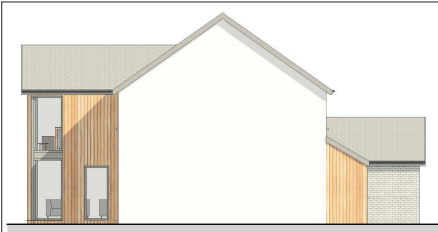
TITLE
Proposed 4 Bedroom Dwelling
(Plots 6, 10, 11, 14).

CLIENT
Merry Bros.

DRAWN BY A.D.	CHECKED BY A.D.	DATE 24/05/2021
SCALE (@ A1) As indicated	PROJECT NUMBER 21002 H	
DRAWING NUMBER 07		REV E

Royal Institute of
British Architects

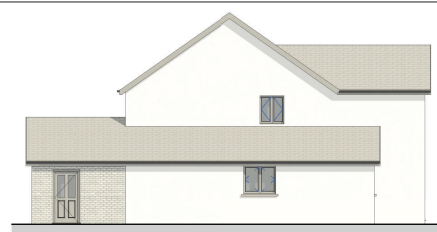




3 Side Elevation
1 : 100
0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1



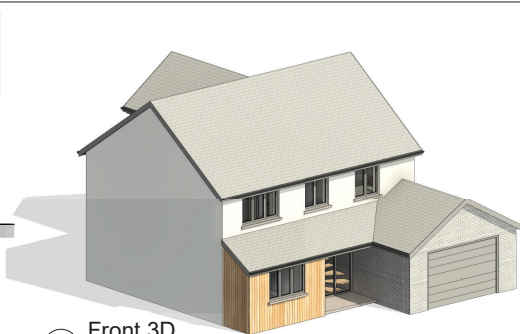
4 Front Elevation
1 : 100



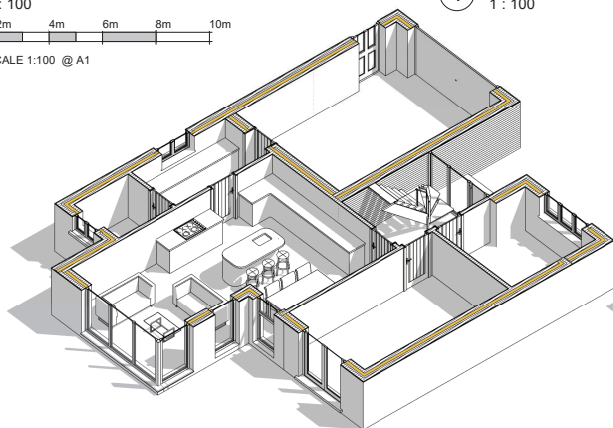
5 Side Elevation
1 : 100



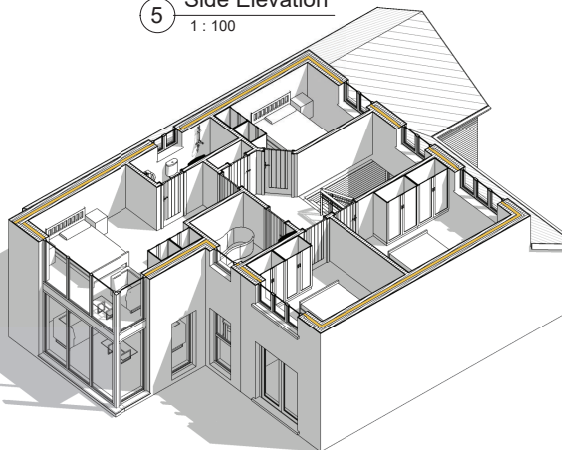
6 Rear Elevation
1 : 100



7 Front 3D



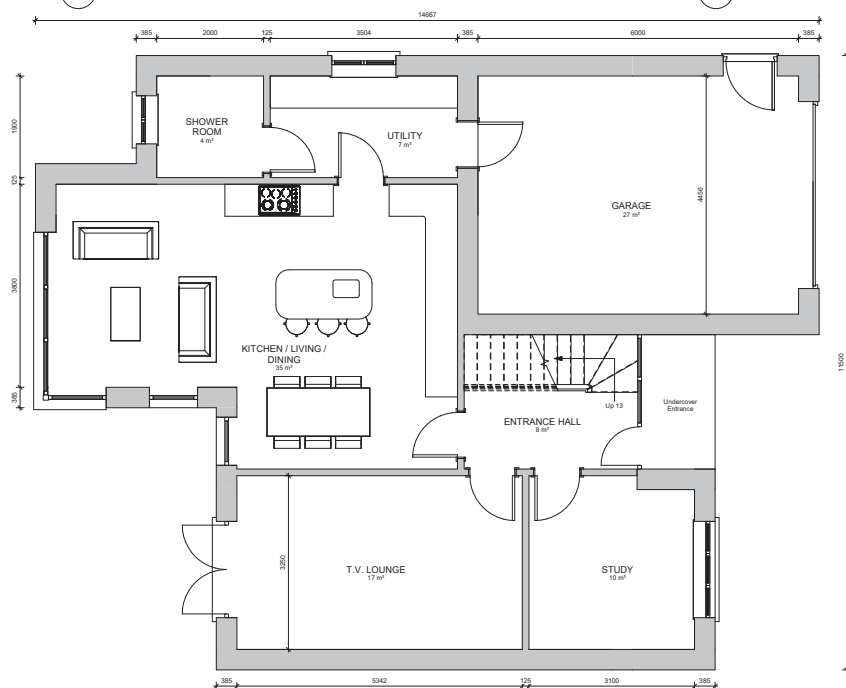
8 Ground Floor Cut-Through



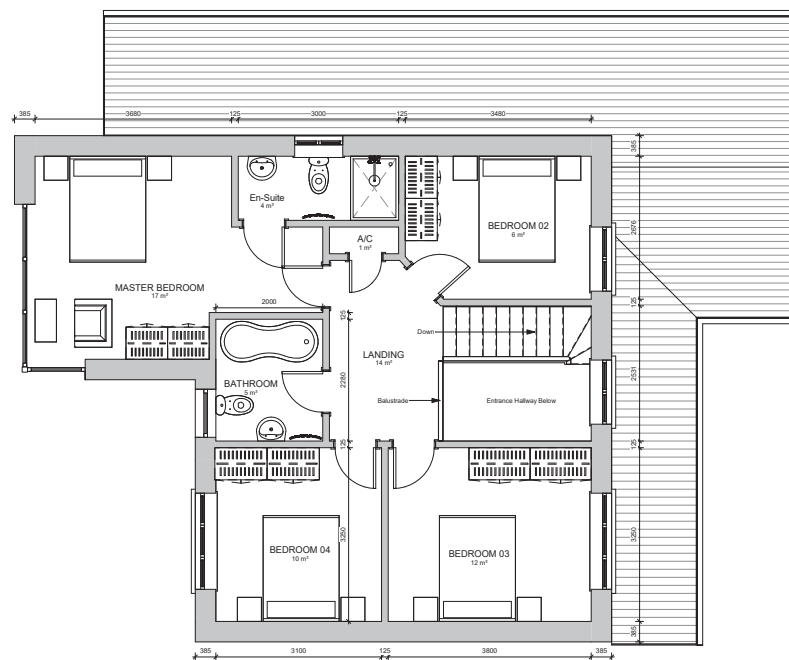
9 First Floor Cut-Through



10 Rear 3D



1 Ground Floor - 115m²
1 : 50
0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ A1



2 First Floor - 75m²
1 : 50

FINISHES SCHEDULE		
Walls - Smooth Painted Render. Cedar/Larch Timber Cladding. Grey Engineering Brick.		
Roofs - Anthracite Grey PVC-u.		
Windows - Anthracite Grey PVC-u.		
Doors - Anthracite Grey PVC-u.		
Facias - Anthracite Grey PVC-u.		
Soffits - Anthracite Grey PVC-u.		
Barge Boards - Anthracite Grey PVC-u.		
Gutters - Black PVC-u.		
Downpipes - Black PVC-u.		
Window Cills - Precast Concrete.		

Rev	Description	Date
B	Site Enhancement Revisions.	25/08/21
C	15 Unit Layout.	25/08/21
D	Reduced Hammerhead Revisions.	17/09/21
E	PAC Drawings.	20/09/21

THIS DRAWING IS COPYRIGHT:
DO NOT SCALE THIS DRAWING (EXCEPT FOR PLANNING PURPOSES)
KEN MORGAN DESIGN AND BUILDING MANAGEMENT TO BE
NOTIFIED OF ANY DISCREPANCIES IN FIGURED DIMENSIONS.
CHECK ALL DISPLACEMENTS IN RELATION TO SITE MEASUREMENTS.

The Studio, Little Greenway,
Crinow Road, Narberth,
Pembrokeshire, SA67 8TA.

01834 860 873

www.kenmorganarchitects.co.uk

ken@kenmorganandbm.co.uk



KEN MORGAN
Design and Building Management Ltd

PROJECT
Proposed Development Adj.
Coastlands School,
St. Ishmaels, Pembrokeshire.

TITLE
Proposed 4 Bedroom Dwelling
(Plots 6, 10, 11, 14).

CLIENT
Merry Bros.

DRAWN BY A.D.	CHECKED BY A.D.	DATE 24/05/2021
SCALE (@ A1) As indicated	PROJECT NUMBER 21002 H	
DRAWING NUMBER 07		REV E

Royal Institute of
British Architects



2.4m x 30m Visibility
splay indicated in yellow.



DWELLING MIXTURE
PLOT 1 - 28 AP Semi-Detached (Affordable Unit)
PLOT 2 - 28 4P Semi-Detached (Affordable Unit)
PLOT 3 - 28 4P Semi-Detached (Affordable Unit)
PLOT 4 - 28 4P Semi-Detached (Affordable Unit)
PLOT 5 - 4B Detached & Integral Garage
PLOT 6 - 4B Detached & Integral Garage
PLOT 7 - 3B Detached & Integral Garage
PLOT 8 - 4B Detached & Integral Garage
PLOT 9 - 3B Detached & Integral Garage
PLOT 10 - 4B Detached & Integral Garage
PLOT 11 - 4B Detached & Integral Garage
PLOT 12 - 4B Detached & Integral Garage
PLOT 13 - 3B Detached & Integral Garage
PLOT 14 - 4B Detached & Integral Garage
PLOT 15 - 3B Detached & Integral Garage

15 Units Total

Affordable Housing Percentage - 26%

4B Detached & Integral Garage - x7,
3B Detached & Integral Garage - x4.

Site to Include:

2 Parking Spaces per Unit.

Rev	Description	Date
A	Client Internal	07/09/21
B	Alterations, Site Enhancement Revisions	25/09/21
C	15 Unit Layout, Reduced Hammerhead Revisions	25/09/21
D	Reduced Hammerhead Revisions	17/09/21
E	PAC Drawings, Additions	20/09/21
F	Site Notice Positions Added	08/11/21
G	Notes Added From Ecological Report.	08/11/21

THIS DRAWING IS COPYRIGHT
© 2021 KEN MORGAN ARCHITECTS LTD. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING OR ANY PART THEREOF MAY BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM KEN MORGAN
ARCHITECTS LTD.

The Studio, Little Greenway,
Crown Road, Narberth,
Pembrokeshire, SA67 8TA

01834 860 873

www.kennymorganarchitects.co.uk
ken@kennymorganarchitects.co.uk



PROJECT
Proposed Development Adj.
Coastlands School,
St. Ishmaels, Pembrokeshire.

TITLE
Proposed Block Plan - 15 Units.

CLIENT
Merry Bros.

DRAWN BY	AD.	CHECKED BY	AD.	DATE
1: 250	21002 H	21002 H	21002 H	24/05/2021
DRAWING NUMBER	03	REV	G	





2 Section 02
1 : 250



1 Section 01
1 : 200



3 North East 3D View

Rev	Description	Date
D	Reduced Hammerhead Revisions.	17/09/21
E	PAC Drawings.	20/09/21

THIS DRAWING IS COPYRIGHT:
DO NOT SCALE THIS DRAWING (EXCEPT FOR PLANNING PURPOSES)
KEN MORGAN DESIGN AND BUILDING MANAGEMENT TO BE
NOTIFIED OF ANY DISCREPANCIES IN FIGURED DIMENSIONS.
CHECK ALL DISPLACEMENTS IN RELATION TO SITE MEASUREMENTS.

*The Studio, Little Greenway,
Crinow Road, Narberth,
Pembrokeshire, SA67 8TA.*

01834 860 873

www.kenmorganarchitects.co.uk

ken@kenmorgandbm.co.uk



KEN MORGAN
Design and Building Management Ltd

PROJECT

Proposed Development Adj.
Coastlands School,
St. Ishmaels, Pembrokeshire.

TITLE

Site Sections & 3D View.

CLIENT

Merry Bros.

DRAWN BY S.L.	CHECKED BY A.D.	DATE 09/29/21
SCALE (@ A1) As indicated	PROJECT NUMBER 21002 H	REV 09
DRAWING NUMBER 09		REV E

Royal Institute of
British Architects

