

Application Ref: NP/22/0222/RES

Case Officer	Julian Edwards		
Applicant	Mr D Madge		
Agent	Mr Wyn Harries MRICS, Harries Planning Design Management		
Proposal	Access, appearance, landscaping, layout and scale.		
Site Location	Land off Nun Street and East of Ysgol Dewi, St Davids, Pembrokeshire, SA62 6NU		
Grid Ref	SM75432564		
Date Valid	04-Apr-2022	Target Date	29-May-2022

This case is being presented to the Development Management Committee due to there being no allowance for Major Reserved Matters applications with third party objections being considered under the current Scheme of Delegation. The principle of the scheme however, as an outline application was approved by the Development Management Committee in December 2018.

Consultee Response

St Davids City Council: Objection: The council resolved that it continues to consider that the proposal will have a detrimental impact on the surrounding properties and has reservations regarding the capability of the existing sewerage infrastructure. (response received 11/08).

Dwr Cymru Welsh Water: No objection

PCC - Transportation & Environment: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional Consent

PCNPA Ecologist: Conditional Consent

PCNPA Access Manager: No Adverse Comments

PCNPA Buildings Conservation Officer: No Adverse Comments

Natural Resources Wales: Standard Advice

Dyfed Archaeological Trust: Recommend WSI

PCC - Drainage Engineers: Conditional Consent

Public Response

The application was advertised in accordance with statutory requirements for neighbour notification in the form of a site notice and neighbour letters.

Four letters have been received (from three properties) and these representations raised the following concerns and objections:

- concerns relating to initial highways comments in 2018 (Outline)
- concerns over the use of the footpath/walkway to front of site on Nun St
- traffic speeds on Nun St
- comment on street lighting, parking regulations, direction signage and telegraph pole

- sewerage issues
- potential for overlooking from new development
- potential impacts of landscaping and fencing on adjoining properties
- use of land not in ownership of applicants
- impact of turning circle on the adjoining property to the immediate north

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 05 - St Davids Local Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 10 - Sites and Species of European Importance

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 46 - Housing

LDP2 Policy 47 - Housing Allocations or land with Planning Permission

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 50 - Housing Development Proposals

LDP2 Policy 51 - Housing Densities

LDP2 Policy 52 - Housing Mix

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

Constraints

Biodiversity Issue

Historic Landscape

Safeguarding Zone

Rights of Way Inland - within 50m

Ancient Monument - within 500m

Hazardous Zones

Potential for surface water flooding

Recreation Character Areas

Affordable Housing Submarkets

Landscape Character Area

Officer's Appraisal

Introduction

This proposal is for the approval of reserved matters following the grant of outline planning permission for residential development under planning permission reference NP/18/0488/OUT.

Site description and description of development

Outline planning permission with all matters reserved was granted for the construction of 11 residential units in total with 10 no. full market dwellings and 1 no. affordable dwelling

The site represented an allocated site within the Local Development Plan1 although this has now been removed from LDP2 as the outline planning had already been granted with an overall area of 0.55 hectares.

Located within St Davids, the application site currently comprises two agricultural fields, in use as grazing land, and bounded by St Davids Primary School to the immediate west, a mix of residential and some commercial to the north east and south east.

The RM application has been submitted showing the development as being accessed from Nun St to the south east, and will be served by an internal estate road arranged, broadly, in an 'L-shaped' manner.

The proposed dwellings are arranged with the smaller House Type C fronting the estate road as it enters from Nun St, and House types A and B arranged such that they are facing each other (with suitable spacing) across the internal estate road.

The house types referred to show a mix of A and B providing four bedroomed accommodation, and House type C being a semi detached unit that provides a 3-bed two storey element, and two x 1-bed flats at ground and first floor level in the adjoining element.

The materials proposed are natural slate to the roofs, smooth render to the elevations, and the use of UPVC Heritage Sash windows.

The internal estate layout is served by a mix of permeable and (limited) impermeable surfacing, with infiltration basin and rain garden also being provided to ensure sustainable drainage on the site.

A detailed landscaping scheme is provided, proposing the retention of the outer boundary bunds/hedgerow, soft new boundary treatments and an appropriate, native planting scheme throughout.

Key planning Issues

Outline planning permission reference NP/18/0488/OUT has established the principle of development. The outline planning permission reserved for future determination the following matters:

- Scale
- Layout
- Appearance
- Landscaping
- Access

Scale

This includes information on the size of the development, including the height, width and length of each proposed building. The scale of the proposed dwelling is in line with what was indicated at the outline stage.

The density is relatively low but is similar to the existing development in the locality. The scale of development is in accordance with the outline planning permission for the site which is within illustrative material that put forward a similar scale of development. The local context particularly the existing residential development to the immediately surrounding areas is also of a similar scale and character with bungalows predominating.

The scale of development is not considered to give rise to any significant or unacceptable impacts on residential amenity with the established boundaries and distances to other sensitive developments providing an adequate protection to amenity.

Overall the scale of development is considered to be acceptable.

Layout

Layout takes into account the siting of buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development. It is accepted that a number of factors dictate the layout of development:

- The access position on to Nun St, which reflects what was indicated and agreed at outline stage and which meets highway authority requirements;
- The topography of the land sloping gently down to the north west
- The need to respect the relationship with adjoining properties

The outline proposal contained an illustrative layout which has since been reinforced in the reserved matters scheme with the development being orientated towards the internal estate road.

The layout also achieves an appropriate level of residential amenity both within the site between the proposed dwellings and when considered with the distances to nearby development and the established boundaries to the site. Overall it achieves a satisfactory level of residential amenity in accordance with LDP Policy 30.

The layout also achieves a reasonable balance between the need for vehicular access and creating an appropriate residential living space. Conditions have been recommended by the local highways authority to ensure that the layout is appropriate, and these can be incorporated into any permission.

Overall the layout of the site represents an appropriate response to the constraints and opportunities offered by the site and is in accordance with the outline planning permission granted.

Appearance

Appearance relates to aspects of the development which affect the way it looks, including the exterior of the development and the appearance of the proposed buildings.

The final design is considered to be appropriate to the context of the site. As indicated, it is proposed to use reconstituted slate roofs, render, a stone plinth and white UPVc windows. The designs and materials proposed are appropriate to the context of the site, bearing in mind its particular location within the settlement. The appearance of the properties follows the indicative design lead from the outline permission, subject to areas of slight change and clarity, and is considered to be an acceptable proposal.

Landscaping

This considers the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

In addition to the approval of landscaping reserved matters a planning condition was imposed on the reserved matters under planning condition 13 of NP/18/0488/OUT. The principles set out in the landscaping are largely to retain the existing boundaries to the site. A detailed landscaping scheme is provided, proposing the retention of the outer boundary bunds/hedgerow, soft new boundary treatments and an appropriate, native planting scheme throughout

The landscaping has been referred to the trees and landscape officer, who has advised he has no objections subject to the development following the supporting Arboricultural details and landscaping plan.

Landscaping to the boundaries to the site are retained where applicable and achievable, and the rear boundary will be the subject of the provision of a new hedgebank (a Pembrokeshire Hedgebank), these details forming part of the detailed submission and referenced in the approved plan numbers below.

The principles of the landscaping both to the boundaries and within the site are acceptable.

Access

The access to the site, as indicated, is off Nun St, seeking to part utilise the existing agricultural access on to the highway network. This existing access will be remodelled to a standard that seeks to cater for a development of this nature, and reflects that which was shown, indicatively, at the earlier outline stage.

The improvements to the access will see it widened to incorporate the whole of the site frontage on to Nun St, to cater for appropriate carriageway width, and suitable visibility to access the highway.

The access arrangements were the subject of amendment to reflect concerns raised by the neighbour in the adjoining property to the North East (No 85 Nun St). This property has placed boulders on their land to protect their interest such that the access to the proposed development does not impact upon the integrity of their land.

Highways Development Control at PCC have been further consulted on the amended details, and have no adverse comments, subject to conditions and the securing of an appropriate Streetcare License to address where the access will cross the public highway.

The Highway Authority is also satisfied with the nature of the internal estate road layout, and the parking provision to serve the development.

Comment has been made by Highways about the current lack of processing a Road Adoption Agreement, although this is not material to the consideration of the relevant planning issues. There is no objection from Highways in relation to this, and the proposal is considered to be acceptable in this regard, and compliant with the relevant LDP policies.

Other material considerations

As an approval of reserved matters the consideration that the Authority can give to other matters is limited and it is considered that the main material considerations have been identified and considered above.

The third-party objections as detailed earlier in the report raise concerns about certain issues. Whilst the concerns over matters such as land ownership are not material, due consideration has been given to factors such as the potential for overlooking, and other perceived negative impacts upon the amenities enjoyed by adjoining properties. As noted above the application is in line with what was agreed in the outline planning permission, contains an element of affordable housing, and has been submitted seeking to provide suitable access and landscaping. It is not considered that the issues raised in third party correspondence are such that they outweigh the conclusion that the scheme is compliant with the relevant development plan policies, and there is considered to be no sustainable reason to reject the application on the basis of those comments.

Allied to that, particularly the reference to drainage issues and concerns, it is appropriate to note that no consultee objections have been received in this regard, and that the development is the subject of a recent approval under the relevant SAB regulations (SAB ref 22/0048)

The outline approval, NP/18/0488/OUT, was the subject of a legal agreement under Section 106 of the Town and Country Planning Act, and the granting of

this Reserved Matters approval falls within the ambit of the agreement such that it remains material and in force.

Conclusion

This approval of reserved matters largely follows the outline planning permission granted consent at the site. Details submitted of the access, scale; layout; appearance; and landscaping of the scheme are also considered to be acceptable. Overall the proposal is considered to be in accordance with Policies 1, 7, 8, 9, 10, 11, 15, 16, 29, 30, 32, 44, 45, 52 and 53 of the Local Development Plan and is recommended for approval.

Recommendation

Approval subject to conditions:

1. The development hereby granted approval of reserved matters shall be begun before the expiration of two years from the date of this approval, or before the expiration of five years from the date of the outline planning permission, whichever is the longer.

Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drwg No. 1946/01A Existing Block Plan and Sections
Drwg No. 1946/06C Proposed Block Plan Sections
Drwg No. 1946/07A House Type A – Plots 5, 6, 8, 9 & 10
Drwg No. 1946/08A House Type B – Plots 4, 7 & 11
Drwg No. 1946/09A House Type C – Plots 1, 2 & 3
Drwg No. 1946/10A Proposed Details & Detached Garage Plans
Drwg No. C1860 C-002 Drainage Layout
Drwg No. 654/01A Landscape Plan
Written Scheme Of Investigation – FS21-033

Geophysical Survey 2021 Requirements – DAT Report No 2021-80
Arboricultural Impact Assessment and Method Statement – PC22-11

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. Before any housing construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.

Reason: To reduce the likelihood of obstruction of the highway or

danger to road users.

4. 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. The off street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the buildings are first occupied, and thereafter retained for that purpose.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users.

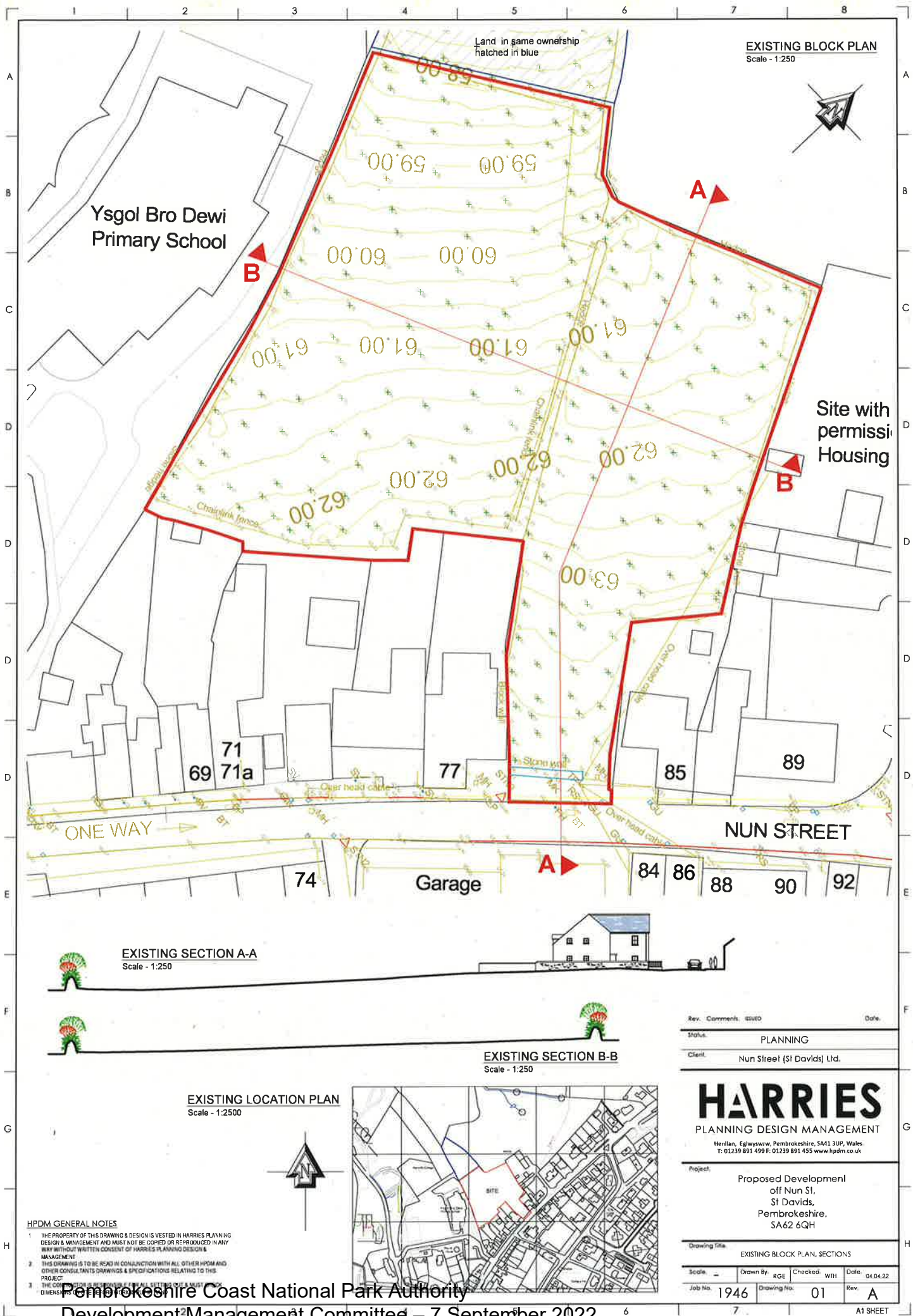
6. The proposed development shall be completed in full adherence to the arboricultural details submitted to this authority (Document PC22-11). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

7. All planting, seeding or turfing comprised in the approved details of landscaping (Drawing no. 654/01 Rev A) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason : In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

8. Prior to their first use in construction samples of the materials to be used for the construction of the roofs and walls of the dwellings shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
9. The development hereby permitted, shall be carried out in accordance with the Written Scheme of Investigation (WSI) outlined in Condition 2 above. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
Reason: To protect historic environment interests whilst enabling development. Policy: Local Development Plan – Policy 8 (Special Qualities) and Planning Policy Wales (Edition 9, November 2016) – Chapter 6 (Conserving the Historic Environment)
10. Notwithstanding Condition 2 above, details of the provision of integrated bird and bat boxes to the elevations of the dwellings, shall be agreed in writing with the Local Planning Authority, prior to their installation.
Reason: In the interest of ensuring appropriate provision of such features in accordance Local Development Plan – Policies 1 (National Park Purpose and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park)
11. Prior to the installation of any lighting, an external lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the siting and type of lighting to be used, drawings setting out light spillage in key areas for wildlife and any operational measures necessary to ensure wildlife corridors and mitigation habitats are not illuminated. The scheme should address the construction and operation phases, including measures to monitor lux levels and the remedial action to be taken where problems are identified. The lighting plan shall be implemented as approved.
Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purpose and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity)



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Ysgol Bro Dewi Primary School

Inset Solar P.V array to rear of Type A & B properties.

PERMEABLE ROAD
LEVEL: 45.41
TOP LEVEL: 45.50
MIN. WATER LEVEL: 45.90

EXISTING 200mm
DRAINAGE PIPE
TOP LEVEL: 45.50
MIN. WATER LEVEL: 45.90

Land in same ownership
hatched in blue

PROPOSED BLOCK PLAN

Scale - 1:250

New Earth hedgebank formed
across rear boundary,
landscaped with native planting

Grassed earth banks with large
key stone book ends to drive and
gate openings, plus random planting
to tops.

All existing perimeter hedges
to be retained & protected,
plus supplemented where
required with native planting

SITE KEY

- DRIVING PRINCIPAL ACCESS
- 45.41 + EXISTING LEVELS
- 45.41 + PROPOSED LEVELS
- APPLICATION SITE
- PERMEABLE ROAD
- PROPOSED TREES
- STREET LIGHTING TO ADAPTABLE STANDARD
- INDICATIVE LANDSCAPING
- REAR GARDEN
- STONE HEDGEBANK + PLANTING
- SOMERWAYS
- GRAVITY Foul PIPE
- PUMPED Foul PIPE

LOCATION PLAN

Scale - 1:2500



Existing BT pole shown and
overhead cables to be
relocated by service provider

Visibility splays to PCC Highways requirements.
Provisional 2.4 x 33m
splays indicated (south direction for one-way
traffic direction) Subject to Highways
requirements.

NUN STREET

Continuation of footway.

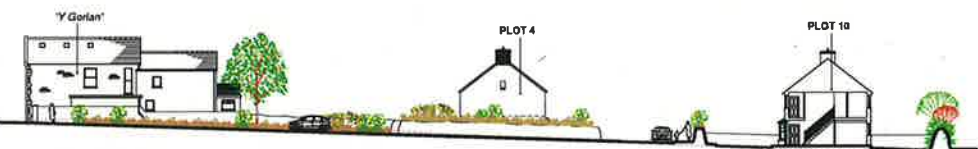
PROPOSED SECTION A-A

Scale - 1:250



PROPOSED SECTION B-B

Scale - 1:250



PROPOSED SECTION C-C

Scale - 1:250

Rev.	Comments, ISSUED	Date
8	Alteration to site access and pavement.	05.05.22
C	Alteration to site access and reduction of road width to 5m.	10.05.22

Status:	PLANNING
Client:	Nun Street (St Davids) Ltd.

HARRIES
PLANNING DESIGN MANAGEMENT

Henllan, Eglwyswre, Pembrokeshire, SA41 3UP, Wales
T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

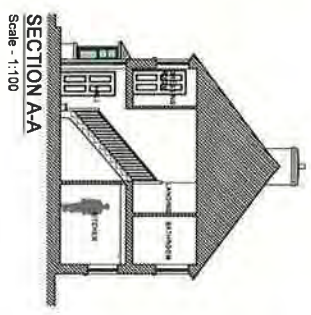
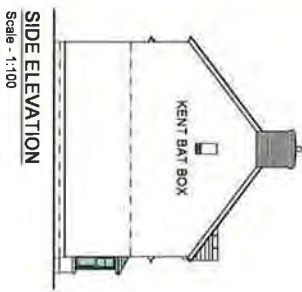
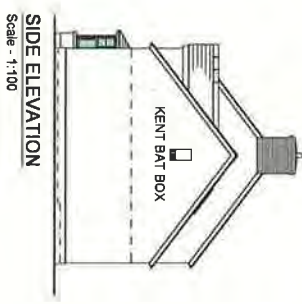
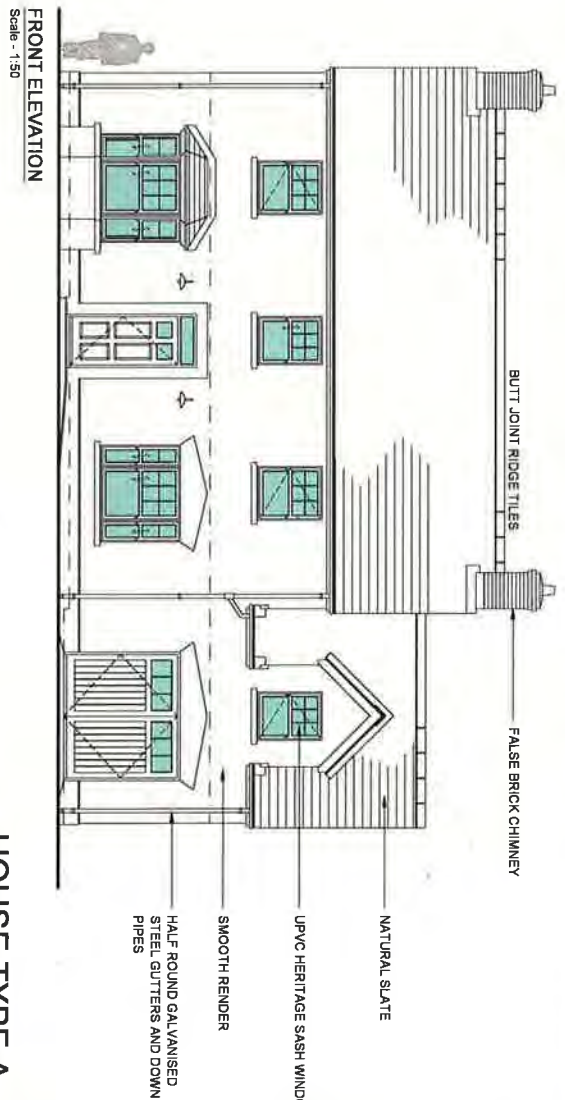
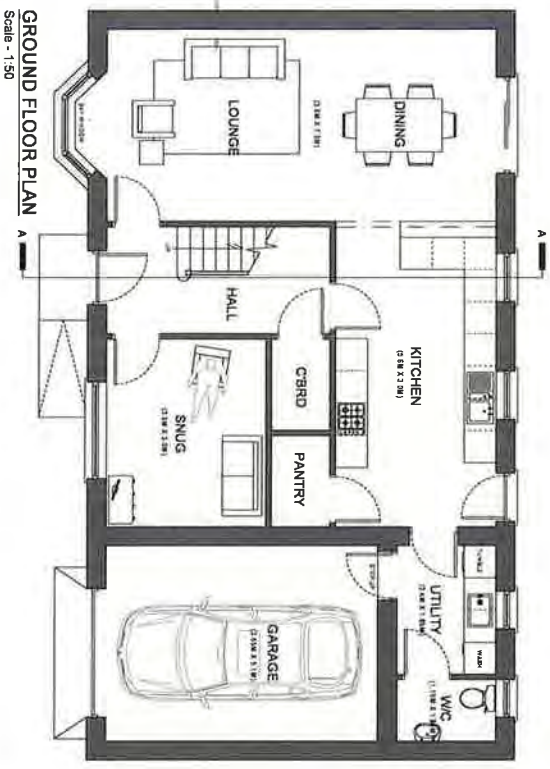
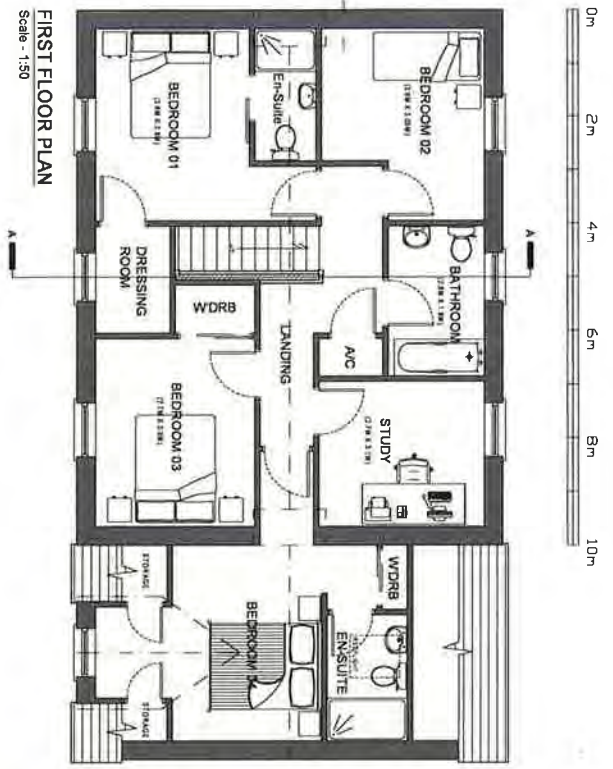
Project:	Proposed Development off Nun St, St Davids, Pembrokeshire, SA62 6QH
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Drawing Title:	PROPOSED BLOCK PLAN, SECTIONS
Scale:	As shown
Drawn by:	RGE
Checked by:	WTH
Date:	10.05.22
Job No:	1946
Drawing No:	06
Rev:	C

A1 SHEET

Pembrokeshire Coast National Park Authority

Development Management Committee – 7 September 2022

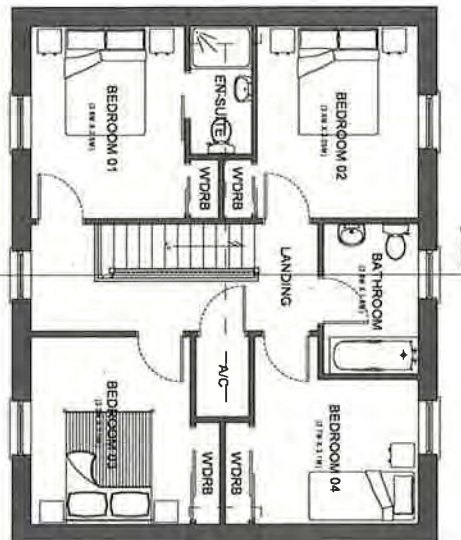


HOUSE TYPE A
4 BED, 7 PERSON
Plots - 08, 10
Plots - 05, 06, 09, Handed
(Floor Area - 185m²)

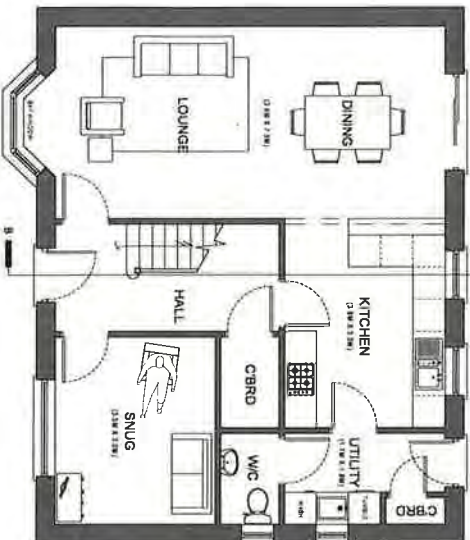
HPOM GENERAL NOTES
1. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
2. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
3. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
4. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
5. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
6. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
7. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
8. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
9. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.
10. THE PROPOSED HOUSE TYPE A IS A 4 BED, 7 PERSON HOUSE.

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Proposed Development
off Nun St,
St Davids,
Pembrokeshire,
SA42 6QH

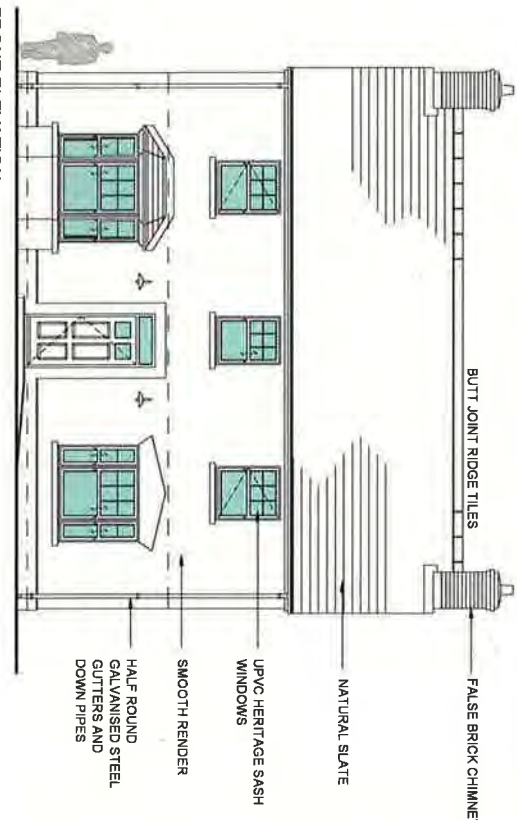


FIRST FLOOR PLAN
Scale - 1:150



GROUND FLOOR PLAN
Scale - 1:150

HOUSE TYPE B
4 BED, 7 PERSON
Plots - 04, 07, 11
(Floor Area - 137m²)



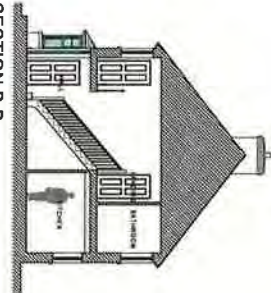
FRONT ELEVATION
Scale - 1:150



SIDE ELEVATION
Scale - 1:100



SIDE ELEVATION
Scale - 1:100



SECTION B-B
Scale - 1:100



REAR ELEVATION
Scale - 1:100

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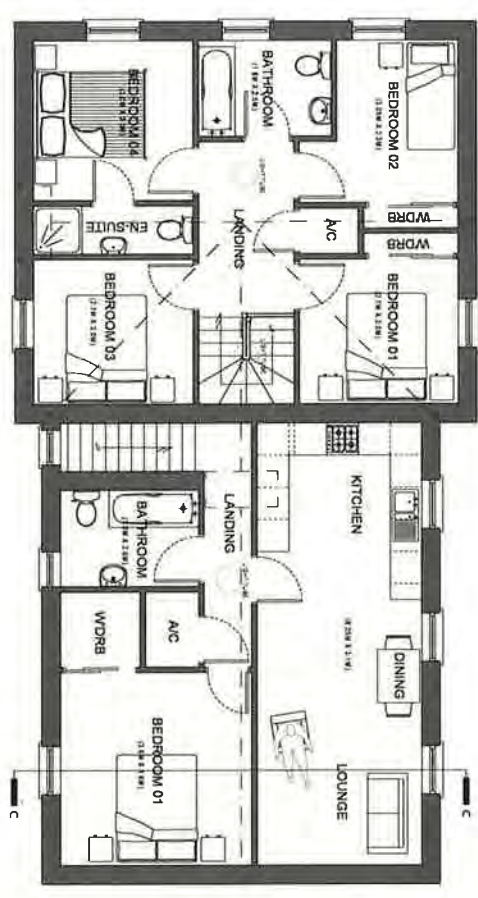
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Project:
Proposed Development
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Pembrokeshire,
SA62 6QH

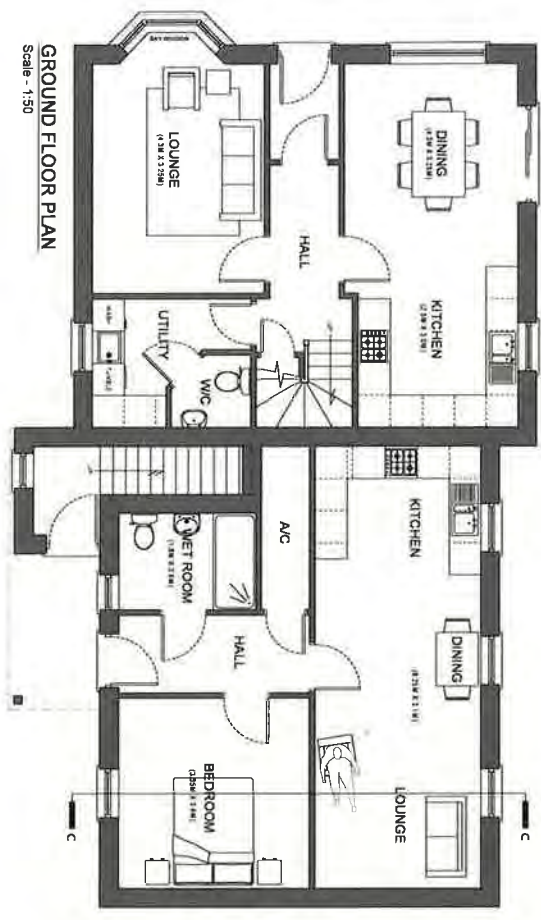
Client:
Nun Street (St Davids) Ltd

Drawn By: RCE
Checked By: WITH
Date: 04.04.22

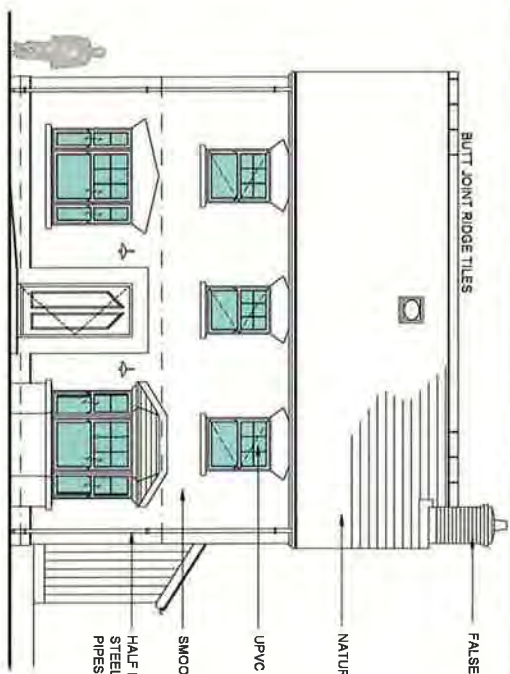
Job No: 1946
Drawing No: 08
Rev: A



FIRST FLOOR PLAN
Scale - 1:150



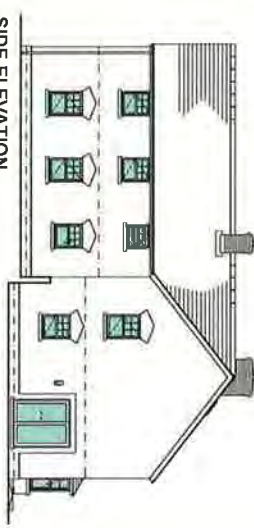
GROUND FLOOR PLAN
Scale - 1:150



FRONT ELEVATION
Scale - 1:150



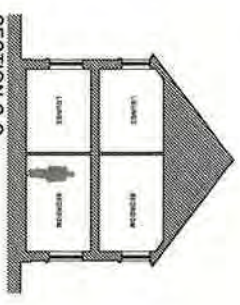
SIDE ELEVATION
Scale - 1:100



SIDE ELEVATION
Scale - 1:100



REAR ELEVATION
Scale - 1:100



SECTION C-C
Scale - 1:100

HOUSE TYPE C
4 BED, 7 PERSON,
1 BED, 2 PERSON
Plots - 01, 02, 03
(House Floor Area - 110m²)
(First Floor Flat Area - 58m²)
(Ground Floor Flat Area - 53m²)

- BUTT JOINT RIDGE TILES
- FALSE BRICK CHIMNEY
- NATURAL SLATE
- UPVC HERITAGE SASH WINDOWS
- SMOOTH RENDER
- HALF ROUND GALVANISED STEEL GUTTERS AND DOWN PIPES

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 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND DIMENSIONS ON SITE BEFORE WORK IS STARTED.

Rev. Comments ISSUED
PLANNING
Client: Nun Street (St Davids) Ltd.

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Job No.	1946	Drawing No.	09	Date	04.04.22
Scale	-	Drawn By	AGE	Checked	WH
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