

Application Ref: NP/21/0593/FUL

Case Officer	Andrew Richards
Applicant	Trillium (RMF) Ltd
Agent	Mr R Mitchell, CarneySweeney
Proposal	Demolition of existing building & construction of 34 residential units incorporating class A1/A2/A3 and D2 floorspace at ground level & all associated development.
Site Location	Former Royal Mail Delivery Office, Warren Street, Tenby, Pembrokeshire, SA70 7JR
Grid Ref	
Date Valid	11-Oct-2021
	Target Date
	05-Dec-2021

This item is being considered by the Development Management Committee because the Town Council have objected to the proposal and the proposal is for major development.

Consultee Response

Tenby Town Council: Refusal due to lack of affordable housing provision, massing of the site due to its proximity to the Conservation Area, two listed Churches and the Scheduled Ancient Monument Town Walls and inadequate parking provision

Tenby Civic Society: Concerns raised on lack of affordable housing, design, scale, visual impact on surrounding sites and control on commercial unit

Tenby Chamber of Trade and Tourism: No response received

Mid and West Wales Fire & Rescue Service: Informative note to be added to any consent

Welsh Water: Conditional consent and informative note

Natural Resources Wales: No objection

Cadw: No objection raised

PCNPA Ecologist: Conditional consent

PCNPA Tree and Landscape officer: Conditional consent

PCNPA Buildings Conservation officer: Conditional consent

PCC Access officer: Informative note to be added to any consent

PCC Education Department: No contribution required

PCC Drainage Engineers: SAB approval required

PCC Transportation and Environment: Conditional consent

PCC Public Protection: Conditional consent

Dyfed Archaeological Trust: Conditional consent

Public Response

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

Six letters of objection have been received and their concerns relate to the following:

- Over-development of the site
- Lack of affordable housing
- Lack of parking provision

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- Access to the site and highway safety
- Lack of viable retail element
- Potential dust and noise nuisance during construction works on nearby neighbours and religious sites
- Excessive height to the mews building creating amenity issues to neighbours
- Excessive height to the main development and out of character
- Impact on existing biodiversity habitats within and adjacent to the site
- Impact on existing stone boundary wall to neighbour's garden
- Loss of privacy from proposed fenestration and roof top terrace
- Lack of communication with developers
- Demolition of existing boundary wall will impact on existing attached ancillary structures within neighbour's gardens
- Potential for the development to incorporate flue vents on the rear wall of the mews building impact on neighbour's amenity
- Capacity of local sewage network

The report below addresses the material considerations raised above.

Policies considered

Future Wales: The National Plan for Wales 2040

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 02 – Tenby Service and Tourism 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 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 44 – Protection of Employment Sites and Buildings

LDP2 Policy 46 – Housing

LDP2 Policy 48 – Affordable Housing

LDP2 Policy 50 – Housing Development Proposals

LDP2 Policy 51 – Housing Densities

LDP2 Policy 52 – Housing Mix

LDP2 Policy 56 – Retail in the National Park

LDP2 Policy 57 – Town and District Shopping Centres

LDP2 Policy 59 – Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

Planning Policy Wales 11

SPG01 – Affordable Housing

SPG03 - Landscape Character

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SPG05 – Planning Obligations
SPG10 - Archaeology
SPG12 - Biodiversity
SPG13 – Parking Standards
SPG16 - Sustainable Design & Development
TAN02 – Planning and Affordable Housing
TAN04 – Retailing and Commercial Development
TAN05 – Nature Conservation and Planning
TAN06 – Planning for Sustainable Rural Communities
TAN10 – Tree Preservation Orders
TAN11 - Noise
TAN12 – Design
TAN15 – Development and Flood Risk
TAN18 - Transport
TAN24 – The Historic Environment

Constraints

Special Area of Conservation - within 500m
Biodiversity Issue
Ancient Monument - within 500m
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Tenby
Landscape Character Area

Officer's Appraisal

Background and History

The existing site currently lies vacant and was previously used as a Royal Mail general sorting office and a small convenience store along with a separate café unit. The site had vehicular access both from Warren Street and Deer Park but operated a one-way system for vehicles using the site. A TPO tree is also currently located on the boundary to the host site and also located on the corner of Warren Street and Deer Park.

The proposed demolition of the existing structures on site also requires conservation area consent and this is currently being considered separately under planning reference: NP/21/0594/CAC.

The following has been identified as recent planning history for the site:

- NP/03/007/S – Proposed shop/projecting sign – Approved 28.05.2003
- NP/06/315 – Provision of disabled access for customers – Approved 04.08.2006
- NP/17/0022/FUL - Change of use from B1 (offices) to A3 (cafe) – Approved 24.03.2017
- NP/17/0383/ADV - Signage (Retrospective) – Approved 18.09.2017

Current Proposal

The application seeks consent for the demolition of the existing structures within the site and the construction of two new buildings to accommodate 34 residential units incorporating class A1/A2/A3 and D2 uses within the floorspace at ground level & all associated development.

Key Issues

The application raises the following planning matters: -

- Policy, Principle of Development, and Impact on National Park
- Affordable Housing
- Impact on Scheduled Monuments
- Impact on Listed Buildings
- Impact on the Conservation Area
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

Policy, Principle of Development, and Impact on National Park

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2022 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: National Park Authorities “are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas... and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”

The application site is located within the Centre Boundary, the Retail Centre and the Conservation area of Tenby as defined by Local Development Plan 2. Policy 2 of the Plan sets out the land use priorities for Tenby Service and Tourism Centre and include a) to provide for and or permit housing to facilitate the delivery of the affordable housing needs of the local area; b) to permit proposals for small scale employment development; c) to protect and enhance the town's facilities and shopping centre which serve the needs of the local area and visitors and e) to ensure developments permitted contribute to the protection and enhancement of the town's special qualities.

The proposal is for the demolition of the existing Royal Mail Delivery Office and for the construction of 34 no residential units comprised of 23 no. 1 bed units and 11 no. 2 bed units. 5 units of affordable housing (as set out further below) are proposed. Commercial use comprising A1/A2/A3 and D2 use is proposed for the ground floor. The proposal is therefore in accordance with Policy 2.

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The application follows pre-application discussions with this Authority and as such is a revised scheme to address pre-application issues with the design, parking, Tree Protection Orders and the impact on the Conservation Area, Listed Buildings and Scheduled Ancient Monument.

Correspondence has been received raising concerns on the lack of a viable retail element at this location.

The current use of the site is for employment use. However, the site has been vacant for a number of years and has been marketed since February 2019 with no interest in the site for employment purposes. It is considered that this period is compliant with the requirements of Policy 44, which states that the feasibility of retaining existing uses should include offering the site or premises for sale on the open market for at least one year at a realistic price. Policy 44 states that where the loss of an employment site is justified a community use or market / affordable housing will be given priority. Policy 44 is considered to be complied with.

The site is within the Retail Centre for Tenby and proposes 116 m² net A1 floorspace. Policy 56 sets out a requirement for 707m² (net) floorspace in Tenby through the re-use of buildings. Proposals for retail development should not have an unacceptable adverse impact on the character or appearance of the Centre. New retail development should also be of a scale and design appropriate to the Centre and must not undermine the retail hierarchy. Policy 57 states the uses that are acceptable within the town shopping centre of Tenby. Whilst C3 use is generally precluded in the retail area, paragraph 4.314 considers that residential development above ground level is appropriate. This proposal is therefore considered to comply with Policy 57. The proposal for redevelopment of the vacant employment site to mixed residential and commercial use is acceptable in principle.

Affordable Housing

Correspondence has been received raising concerns on the lack of affordable housing within the development.

Policy 55 states that the Authority will seek to obtain benefits to contribute to dealing with the most acute areas of need for National Park communities. This will include consideration of affordable housing; recreational and amenity open space; sustainable transport facilities; educational facilities; community facilities (including libraries); public art; and biodiversity. Where it can be proven that a proposal is unable to deliver (i.e. the proposal would not be financially viable) in terms of the policy requirements of the Plan (i.e. for affordable housing provision, sustainable design standards expected and community infrastructure provision) priority will be given to the delivery of affordable housing in any further negotiations, provided that it can be demonstrated that the proposal would not unduly overburden existing community infrastructure provision.

The provision of affordable housing is a main priority of Local Development Plan 2. Policy 48 of the Plan requires on-site provision of 50% of affordable housing on sites of 2 or more dwellings in Tenby, subject to viability.

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A detailed viability assessment in line with the Affordable Housing SPG has been submitted and independently assessed and verified. The conclusion of the assessment indicated that there was limited viability on this site and that five units would be the limit that could be provided without the development becoming unviable. The authority has indicated that of the five units indicated above four units will need to be Social Rented controlled by a registered social landlord and one unit will be Low-Cost Home Ownership (LCHO) secured in perpetuity via a legal agreement which will meet the requirements as set out under Policies 2 and 48. The make-up of the five units will be as follows:

- Plot 5 - 1 bed (2 person) – Social Rented
- Plot 6 - 2 bed (4 person) – Social Rented
- Plot 14 - 1 bed (2 person) – Social Rented
- Plot 15 - 2 bed (2 person) – Social Rented
- Plot 23 - 1 bed (2 person) – LCHO

A legal agreement to secure the affordable housing has been requested but not received to date and will be addressed within the recommendation below.

Impact on Scheduled Monuments

The development site is located opposite the scheduled ancient monument - Tenby Town Walls (PE007). Cadw has indicated that the application is accompanied by a historic setting assessment produced by GK Heritage Consultants. This work has considered the setting of the town wall and how the current Post Office buildings has an adverse impact on it. In the opinion of the report's author, the demolition of the existing low level late 20th century industrial utilitarianism style building and its replacement with a much taller building, in a 19th century style reminiscent of buildings on High Street but not in the South Parade area would have a positive effect on the setting of the Town Walls.

Cadw disagree with this conclusion and consider that the removal of Post Office buildings will improve the setting of the town walls, but the proposed bulk of the proposed building will overshadow the town walls and its height will block views from them, which are currently open above the existing building, and these changes will have an adverse effect.

However, they note that the proposed building has been designed so that it does not block existing views to the town wall and whilst there will be a few viewpoints where the proposed building and the town wall will be seen together, in these views the proposed building is set back from the town walls.

As such, Cadw consider that the proposed building will slightly increase the impact of modern buildings on the setting of scheduled monument PE007 compared to the present situation. However, this change will not be significant and therefore no objections are raised on the current proposal.

Impact on Listed Buildings

Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed traditional design acknowledges the setting of both listed chapels and Walmer House, the painted render forming an appropriate visual counter to the masonry of these buildings and indeed the town walls. In terms of massing, the main portion is of four storeys plus attic – not totally alien in that the nearby Deer Park has a 3 storey plus attic terrace set on a high basement – with the storeys of taller Victorian proportions.

The setting back of the Deer Park elevation in favour of the mature alder (TPO) is welcomed in allowing St John's church to retain its corner landmark status, a deliberate Nonconformist eye-catcher on one of the main historic entrances to the town centre.

The proposed scale also ensures that the relative heights of both chapels are respected, the proposed ridge-height exceeding neither (although an elevational panorama of the whole group is not possible on the ground). As such, it is considered that the setting of listed buildings within the proximity of the site is maintained.

Impact on the Conservation Area

Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that the authority pays special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The loss of the post office complex (built c. 1958, in part replacing a 3-storey late C19 house and some cottages) is considered acceptable. Whilst of their time, the buildings are utilitarian and are not particularly distinguished in terms of architecture or grouping. In terms of the proposed development, the traditional approach adopted is a response to pre-application discussions, to recent developments along Warren Street and to the surrounding streetscape.

The design captures the Victorian character of the town well and responds both to the topography and adjacent listed buildings in terms of stepped heights. A high level of detail will be required under appropriate conditions of typical joinery details, render, slate, retail windows etc. As stated above, the main block is of four storeys with attic, but the ridge does not exceed that of the chapels either side, the latter remaining pre-eminent in the streetscape, as their architects and congregations intended. As such, it is considered that the character and appearance of the conservation area is retained.

Siting and Sustainable Design

Correspondence has been received raising concerns on over-development of the site, excessive height to the mews building creating amenity issues to neighbours, excessive height to the main development and out of character and massing of the site due to its proximity to the Conservation Area, two listed Churches and the Scheduled Ancient Monument Town Walls.

Policy 29 of the LDP2 requires all development proposals to demonstrate an integrated approach to design and construction and be required to be well designed in terms of place and local distinctiveness (criterion 'a').

The removal of the existing buildings and the proposed new structures are considered to provide an overall improvement to the appearance within this urban location. The proposed siting of the works within this location are considered acceptable as the proposal has a scale, form, mass, and design which is in-keeping within this area of Tenby. Officers have worked with the development team at pre-application stage to ensure that the overall design and prominent street frontages are respectful to the site and its sensitive surrounding buildings and structures as mentioned above.

The proposal will retain a commercial element and provide new residential accommodation which incorporates sustainable design principles and is therefore considered to be in accordance with LDP2 Policy 29.

Amenity and Privacy

Correspondence has been received raising concerns on potential dust and noise nuisance during construction works on nearby neighbours and religious sites, impact on existing stone boundary wall to neighbour's garden, loss of privacy from proposed fenestration and roof top terrace, demolition of existing boundary wall will impact on existing attached ancillary structures within neighbour's gardens and potential for the development to incorporate flue vents on the rear wall of the mews building impact on neighbour's amenity.

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

PCC Public Protection has indicated that a condition relating to deliveries and collections for the commercial aspect of the development would be appropriate to ensure no deliveries and collections before 0700 and after 1900 hours Monday to Saturday and no deliveries and collections on Sunday or bank holidays.

The application site is surrounded by a mix of residential properties and existing commercial businesses. The concerns raised in respect of dust and noise during construction works be addressed via a condition to ensure that a Construction

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Environmental Management Plan is submitted and agreed prior to any works being commenced on the site.

The potential for the development to have an adverse impact on the existing stone walls and other ancillary structures within adjacent gardens will be covered under the Party Wall Act under which the developers must contact directly with the neighbours to agree a course of action. It is not a material planning consideration. The development indicates that the existing buildings will be demolished to heights as indicated on the submitted plans and these remaining walls will be retained as boundary features.

In respect of the potential for the development to incorporate flue vents on the rear wall of the mews building impacting on neighbour's amenity, this will be controlled by separate legislation with building regulations.

The concern raised on excessive height to the mews building creating amenity issues to neighbours is not supported by officers as the scale of the development is considered acceptable. However, the new fenestration on this gable elevation could potentially overlook the neighbours garden at first and second floor levels so it is suggested than a condition be imposed to control these fenestration openings to be no-opening with obscure glazing and maintained in perpetuity.

The proposed roof top terrace is also a feature which has raised concerns on its potential to overlook neighbour's gardens. Given the height, location, orientation, and the fact that the neighbours garden is also set at a lower level to the host site there may be some impact from this feature. It is considered that the level of guarding required for safety will restrict people getting close to the edge of the roof terrace and therefore the relevant overlooking angles from the accessible terrace will be reduced. However, given that the scope for overlooking from this element remains and this will impact neighbour's privacy and amenity, a condition will be imposed to agree details of terrace screening which will prevent any overlooking from this terrace and these details will be agreed prior to any commencement of works.

Given the nature of the current proposal, its location and the additional measures detailed above, it is considered that the privacy and amenity of any nearby neighbours will be protected in this instance.

Access and Parking

Correspondence has been received raising concerns on lack of parking provision, access to the site and highway safety.

Pembrokeshire County Council highways officer has indicated that the site is located on the corner of Warren Street an unclassified road and the A4139 known as Deer Park, the A4139 is one of the main arterial roads leading into Tenby Town Centre, Warren Street is a busy road, made up of commercial and residential property.

The Highway has double yellow lines running the full length of the northern side of the street, with restrictive bays of 30 mins, disabled, and resident permit holder only bays aligning most of the southern side of the street.

The site is within easy walking distance of multiple local public carparks, including the multi-storey car park, which is 230m walk, the railway station is 250m away and the Bus Stops are between 180m-230m distance, the site is also within a short walk of local amenities, and the cycle network.

The submitted plans show that the existing access off the A4139 will be utilised, the design and access statement states that the visibility splay of 2.4m x 25m can be achieved to the east, in accordance with Manual for Streets for a 20mph zone. The access is currently 30m outside of the 20mph zone however, with the forthcoming national speed reduction scheme of default 20's and the time required to develop the site, the authority can accept the visibility splays for 20mph as Deer Park will default to a 20mph road in September 2023.

The visibility to the west can only achieve 2.0m x 16.7m which is below the standard requirement. However, it is an existing access which is not showing any historic issues or accidents within the past 5 years. Whilst it is accepted that no improvements can be made to the visibility splay to the west of the access, it is important that pedestrian visibility is maximised, therefore a condition requiring further details of how the pedestrian visibility will be improved will be added to any consent. The access is approximately 4.3m wide, the DAS and submitted drawings give no indication that the access width will be amended this will also need to be covered by the condition highlighted above.

The bin storage off Warren Street is noted therefore refuse lorries can collect from the highway, the access is suitable for emergency vehicles to enter and exit.

This site is situated outside of the walled town of Tenby, but it is within Zone 1 of the PCNP SPG parking standards, therefore, this site is not required to provide parking for the development. However, the indicative plans show that the development will provide 10 parking spaces with an EV charging space located in one of the bays. There are no disabled parking bays within the plans, which should be 6% or a minimum of 1, so this will be conditioned as part of any consent to secure the disabled parking space.

The frontage to Warren Street incorporates pedestrian doorways into the replacement commercial unit(s), access to bin collection for both the residential and the commercial, and the shared use pathway through to the car park and the 22 covered cycle stands. A further principle "front door" into the block of flats is well placed close to the Warren Street junction so overall there should not be a need for pedestrians to walk through on the vehicle access.

The proposed replacement commercial/retail space does not pose a problem as located on the plans. The most likely impact of the proposed development will be keenly felt in the area during construction, as such, a Construction Traffic Management Plan will be required to be submitted and agreed prior to the commencement of works.

Based on the above aspects the development will accord with LDP2.

Landscaping

Retained trees, hedgebanks and hedges on and immediately adjacent to the proposed development site are at risk of physical damage above ground through contact with plant machinery, chemical damage to root zones through use of concrete and other contaminants in proximity to trees, mechanical damage below ground through compaction of root zone by machinery and equipment, as well as risk of root damage during any excavations. The application is supported by an arboricultural report which addresses these matters. A condition will be added to any consent granted to ensure that the proposed development is completed in full adherence to the arboricultural details.

Biodiversity

Correspondence has been received raising concerns on impact on existing biodiversity habitats within and adjacent to the site.

Natural Resources Wales has indicated that the bat report submitted in support of the application (Bat Survey Report Prepared by TerraAqua, September 2020) has identified that bats were not using the application site and therefore have no comments to make on the application as submitted.

The Authority's Ecologist confirms there are no potential roost features within the existing building proposed for demolition given the information submitted in support of the application. A biodiversity enhancement scheme has been submitted and will be a condition of any consent. This will ensure that enhancements are integrated into the scheme, and it is designed appropriately.

Due to the town centre location of the development, there is likely already a significant amount of external lighting. It is however important that any external lighting does not deter wildlife from using any enhancement features provided and so an external lighting scheme should be submitted to and approved by the LPA prior to installation. Both above aspects will be conditioned to remain in perpetuity.

Based on the information provided it is considered that an EPS license is not required in this instance and there is a reasonable likelihood that bats will not be affected by the development.

The application site is also approximately 150m from the Carmarthen Bay and Estuaries Special Area of Conservation (SAC). As a competent authority under the Habitats Regulations, there is a need to consider the impacts of development on the features for which the European site is designated. However, on the basis of information received from the PCNPA Ecologist it is considered that this development proposal will not have a likely significant effect on the SAC features and habitats Regulation Assessment is therefore not required.

Land Drainage

Correspondence has been received raising concerns on capacity of local sewage network.

Welsh Water has indicated that a drainage scheme for the disposal of foul, surface and land water should be required through a condition prior to any development commencing.

PCC Drainage Engineers support the application subject to the discharge of surface water being directed to a new sustainable drainage system. SAB approval is required in this instance as the proposal creates hard surface area in excess of 100 square metres, and an informative will be added to any consent to inform the applicant of this requirement.

Other Material Considerations

Dyfed Archaeological Trust has indicated that a condition should be included within any consent to ensure a written scheme of investigation is submitted prior to development to and approved by this authority.

Conclusion

Following consideration of the policies contained within the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 11) and having regard to all material considerations it is considered that the development will be in accord with the Development Plan and the development is considered to provide a development which is acceptable in principle and can be supported by officers.

Recommendation

For the application to be delegated to the Chief Executive, Director of Planning or to the Team Leader to issue consent upon receipt of a completed legal agreement to cover the affordable housing delivery, its retention in perpetuity and subject to the conditions set out below. If no completed legal agreement is received within 3 months officers would request that delegation is also given to allow refusal of the application due to a lack of mechanism of securing affordable housing in accordance with Policy 48 of LDP2.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive, and resilient communities.

Conditions/Reasons

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).

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2. The development shall be carried out in accordance with the following approved plans and documents:
Dwg Ref: 9720-RLL-XX-03-DR-A-S01103-Third Floor Plan GA (Received 10.09.2021)
Dwg Ref: 9720-RLL-XX-04-DR-A-S01104-Fourth Floor Plan GA (Received 10.09.2021)
Dwg Ref: 9720-RLL-XX-RF-DR-A-S01105-Roof Plan GA (Received 10.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01010-Street Elevation (Received 10.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01106-Walmer House Boundary (Received 10.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01110-Street Elevations as Proposed (Received 10.09.2021)
Dwg Ref: 9720-RLL-XX-00-DR-A-S01001-Site_Location_Plan (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-00-DR-A-S01002-Block_Plan (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-00-DR-A-S01005-Site_Layout_Plan (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-00-DR-A-S01100-Ground_Floor_Plan (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-01-DR-A-S01101-First_Floor_Plan (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-00-DR-A-S01102-Second_Floor_Plan (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01111-Deer_Park_Elevation_as_Proposed (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01112-Warren_Street_Elevation_as_Proposed (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01113-Flank_Elevation_as_Proposed (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01114-Rear_Elevation_as_Proposed (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01115-Mews_Elevation_as_Proposed (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01116-Site_Section_as_Proposed (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01301-Bat_and_Bird_Box_Location_Plan (Received 26.11.2021)
Dwg Ref: 9720-RLL-XX-ZZ-DR-A-S01302-Native_Planting_Locations (Received 26.11.2021)
Dwg Ref: 9720-RLL-XX-00-DR-A-S01004-Topographic_Survey_Overlay_NP-21-0593 (Received 12.10.2021)
Dwg Ref: 9720-RLL-XX-03-DR-A-S01103-Third_Floor_Plan_GA (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-04-DR-A-S01104-Fourth_Floor_Plan_GA (Received 27.09.2021)
Dwg Ref: 9720-RLL-XX-RF-DR-A-S01105-Roof_Plan_GA (Received 27.09.2021)

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9720_Warren_Street_DAS_060721 pt1(2) (Received 10.09.2021)
9720_Warren_Street_DAS_060721 pt2(2) (Received 10.09.2021)
9720_Warren_Street_DAS_060721_pt3 (Received 27.10.2021)
GKH137 Former Post Office Tenby Heritage Statement (Received 10.09.2021)
Bat Survey Report 1 Warren Street Tenby for Trillium (RMF) Limited.
Terraqua Ecological Services Ltd September 2020 (Received 10.09.2021)
784-A117020 210812 Transport Statement r3 (Received 10.09.2021)
784-A117020 Warren Street Tenby – Noise 09Feb21 (Received 10.09.2021)
ArbTS_973.1_TenbyPostOffice_TreeReport (Received 10.09.2021)
ArbTS_973.2_TenbyPostOffice_TreeReport (Received 09.12.2021)
Dwg Ref: ArbTS_973.1_TenbyPostOffice_TreeConstraintsPlan (Received 27.09.2021)
Dwg Ref: ArbTS_973.1_TenbyPostOffice_TreeDesignPlan (Received 10.09.2021)

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. The commercial unit hereby approved must control deliveries and collections and these shall not be carried out outside the hours of 07:00 to 19:00 Monday to Friday with no deliveries or collections on Saturdays, Sundays, and Bank Holidays.
Reason: To ensure that the amenity of neighbouring properties is preserved. Policy: Local Development Plan 2 – Policy 30 (Amenity).
4. Prior to the first use of the commercial premises as an A3 use an appropriate extraction system shall be installed into the premises and retained thereafter. The extraction system shall incorporate a carbon filter with an appropriate resistance, details of which shall be approved in writing by the local planning authority.
Reason: To protect the amenities of the occupiers of nearby dwelling houses. Policy: Local Development Plan 2 - Policy 30 (Amenity).
5. Notwithstanding the fenestration details shown on the submitted drawings fenestration openings to mews gable at first and second floor level are to be no-opening with obscure glazing and maintained in perpetuity.
Reason: To protect the amenities of the occupiers of nearby dwelling houses. Policy: Local Development Plan 2 - Policy 30 (Amenity).
6. Notwithstanding the submitted drawings detailing the roof top terrace, further information shall be submitted to detail the appropriate screening features to protect neighbour's amenity from this area. The approved details are to be constructed on site and maintained in perpetuity.
Reason: To protect the amenities of the occupiers of nearby dwelling

houses. Policy: Local Development Plan 2 - Policy 30 (Amenity).

7. Notwithstanding the details submitted on the drawings further details shall be submitted to the local planning authority, for approval, in writing, prior to work commencing on site. The details shall include the following:
typical joinery details render slate retail windows. The approved details shall then be implemented within the scheme and maintained in perpetuity.
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).
8. No development shall take place until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. This shall include further information on the following
 - a) Parking for vehicles, site personnel, operatives, and visitors
 - b) Loading and unloading of plant and materials
 - c) Storage of plant and materials indicated on plans
 - d) Vehicle routing and turning, including swept paths
 - e) Measures to prevent the deposit of materials on the highway
 - f) On-site turning for construction vehicles
 - g) Consideration of the school and no movement/deliveries within the school pick-up/drop-off times following which, the construction will be expected to take place in accordance with the approved Construction Traffic Management Plan (CTMP).
Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste), 59 (Sustainable Transport) and Policy 60 (Impacts of Traffic).
9. No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
 - Construction methods including details of materials, waste, and contaminated land.
 - General Site Management: construction programme, site clearance requirements, construction drainage, site set-up plan detailing sensitive receptors and buffer zones, relevant protection measures e.g. fencing, etc.
 - CEMP masterplan: detailing the development, location of landscape and environmental resources, design proposals and objectives for integration and mitigation.
 - Control of Nuisances: restrictions on timing / duration / frequency of works, e.g. noise / vibration from piling activities, acoustic barriers, dust

Item 5 - Report on Planning Applications

control measures, control of light spill and conservation of dark skies.

- Resource Management: fuel and chemical storage, waste management, water consumption, energy consumption.
- Pollution Prevention: demonstrate compliance with relevant Guidelines for Pollution Prevention, incident response plan, site drainage plan.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- Details of the persons/bodies responsible for particular 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: To ensure necessary management measures are agreed prior to commencement of development or phase of development and

implemented for the protection of the environment during construction.

Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

10. Before development commences details of the pedestrian visibility splays shall be submitted to the Local Planning Authority for approval. The dwelling(s)/building(s) 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.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan 2 – Policies 59 (Sustainable Transport) and Policy 60 (Impacts of Traffic).

11. The off-street parking facilities (for all vehicles, including cycles) shown on the plan reference: 9720-RLL-XX-00-DR-A-S01005/RevA shall include 1 disabled parking space and a revised layout plan shall be submitted to the local Planning Authority for approval in writing. The agreed parking and cycle storage must then be provided before the building is first occupied, and thereafter retained for that purpose.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan 2 – Policies 59 (Sustainable Transport) and Policy 60 (Impacts of Traffic).

12. Before any housing construction work is commenced the access, parking and turning area must be constructed up to and including road base level and be suitably drained for the use of construction traffic and approved visibility splays constructed.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan 2 – Policies 59 (Sustainable Transport) and Policy 60 (Impacts of Traffic).

13. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway.

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

Item 5 - Report on Planning Applications

to road users. Policy: Local Development Plan 2 – Policies 59 (Sustainable Transport) and Policy 60 (Impacts of Traffic).

14. The proposed development shall be completed in full adherence to the arboricultural details contained in ArbTS_973.2_Formal Post/Delivery Office Arboricultural Report 9th December 2021 submitted to this authority. 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 Local Planning Authority. Upon completion of the development, this authority will be provided with clear and obvious proof that the details of the Arboricultural Method Statement have been adhered to. Proof will be demonstrated through the submission of written confirmation from the Arboricultural Consultant which summarise the details of each visit, including where relevant photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

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. Policy: 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 Notes - (TAN) 5: Nature Conservation and Planning (2009) and (TAN) 10: Tree Preservation Orders (1997).

15. Development shall not begin until an appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors - Dyfed Archaeological Trust- Heritage Management. The resulting photographs should be approved by the Local Planning Authority prior to the commencement of development and deposited by the Local Planning Authority with the regional Historic Environment Record, held and maintained by the Dyfed Archaeological Trust.

Reason: To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 11).

16. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface, and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and 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

Item 5 - Report on Planning Applications

pollution of or detriment to the environment. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design).

The applicant's attention is drawn to the attached Dyfed Archaeological Trust consultation response

The applicant's attention is drawn to the attached Natural Resources Wales consultation response

The applicant's attention is drawn to the attached Welsh Water Informative

The applicant's attention is drawn to the attached PCC Drainage Engineers consultation response

Fire Authority:

The developer should consider the need to provide adequate water supplies for fire fighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following link:

<https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

Ecology:

It is recommended that the applicant be informed that all British bat species are European

Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).

It is recommended that the applicant and contractors be informed of the possibility of encountering bats unexpectedly during works.

If bats are encountered on site works should stop immediately and NRW should be contacted

(Natural Resources Wales, - General Enquiries:

enquiries@naturalresourceswales.gov.uk or 0300

065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW. Licences

are not automatically granted by virtue of a valid planning consent and it may be possible that

the necessary licence application may be refused.



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PROJECT
Warren Street Tenby

CLIENT
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DRAWING
Site Location Plan

STATUS
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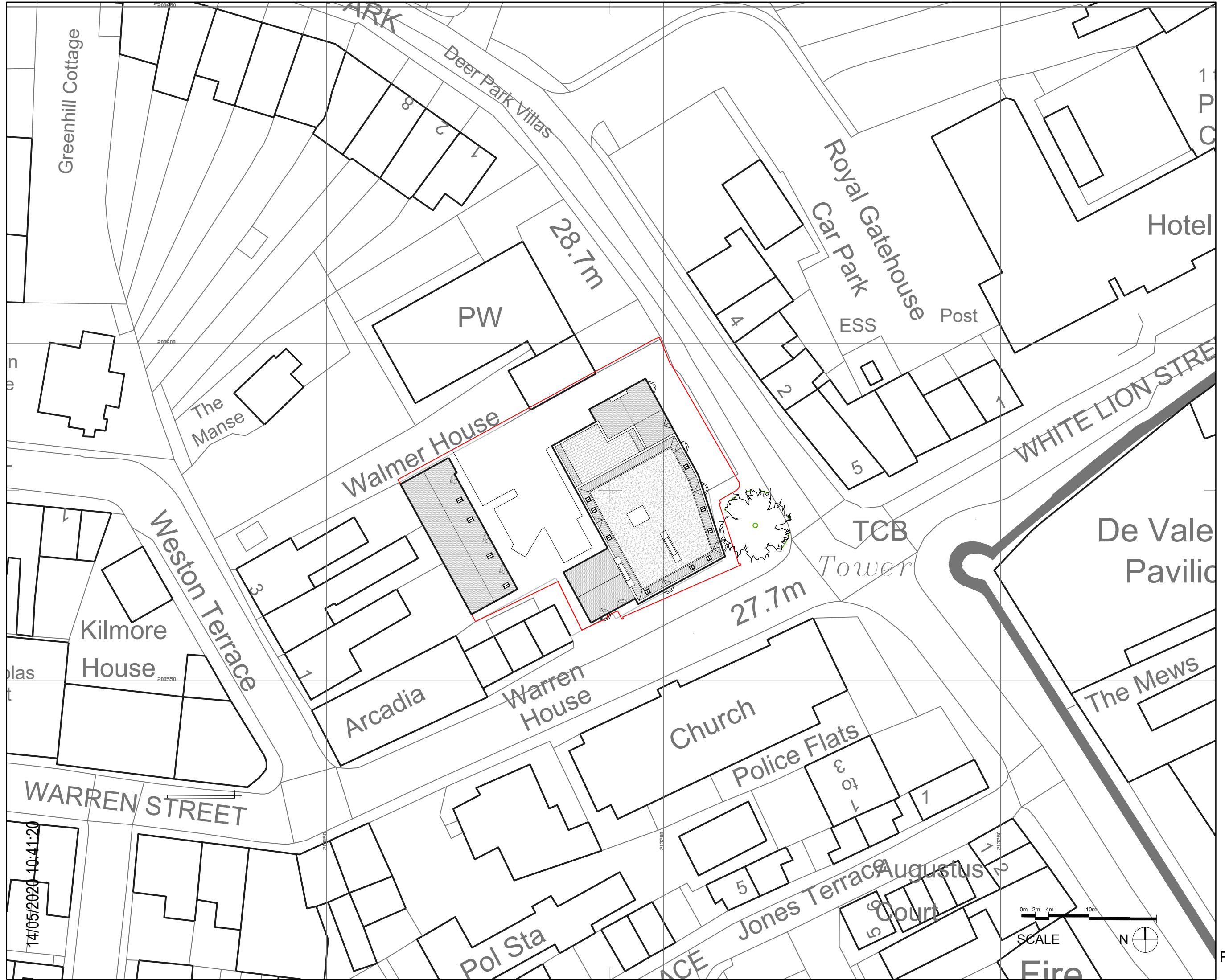
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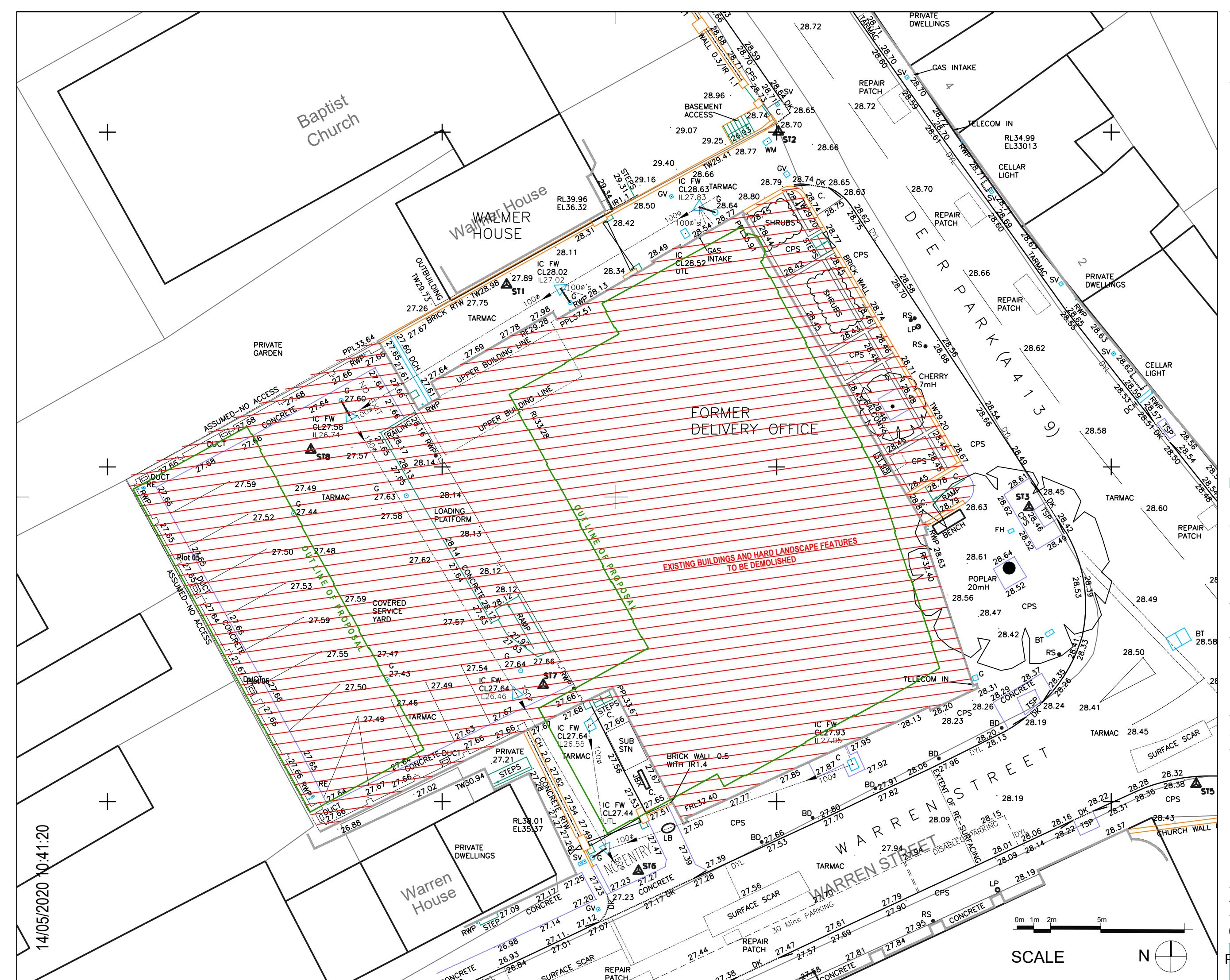
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ORIGINATOR NO
9720

DATE
14/05/2020
AUTHOR
AW

DRAWING NUMBER:
9720RFLXX00-DRA-S01001
REVISION:
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PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER





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ev.	Date	Description
	12/11/2020	Existing building footprint shaded
	18/01/2021	Issued for pre-application consultation
	01/03/2021	Demolition notes added
	24/09/2021	North Point Added

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JECT

ENT
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Geographic Survey Plan Overlay Ground Floor

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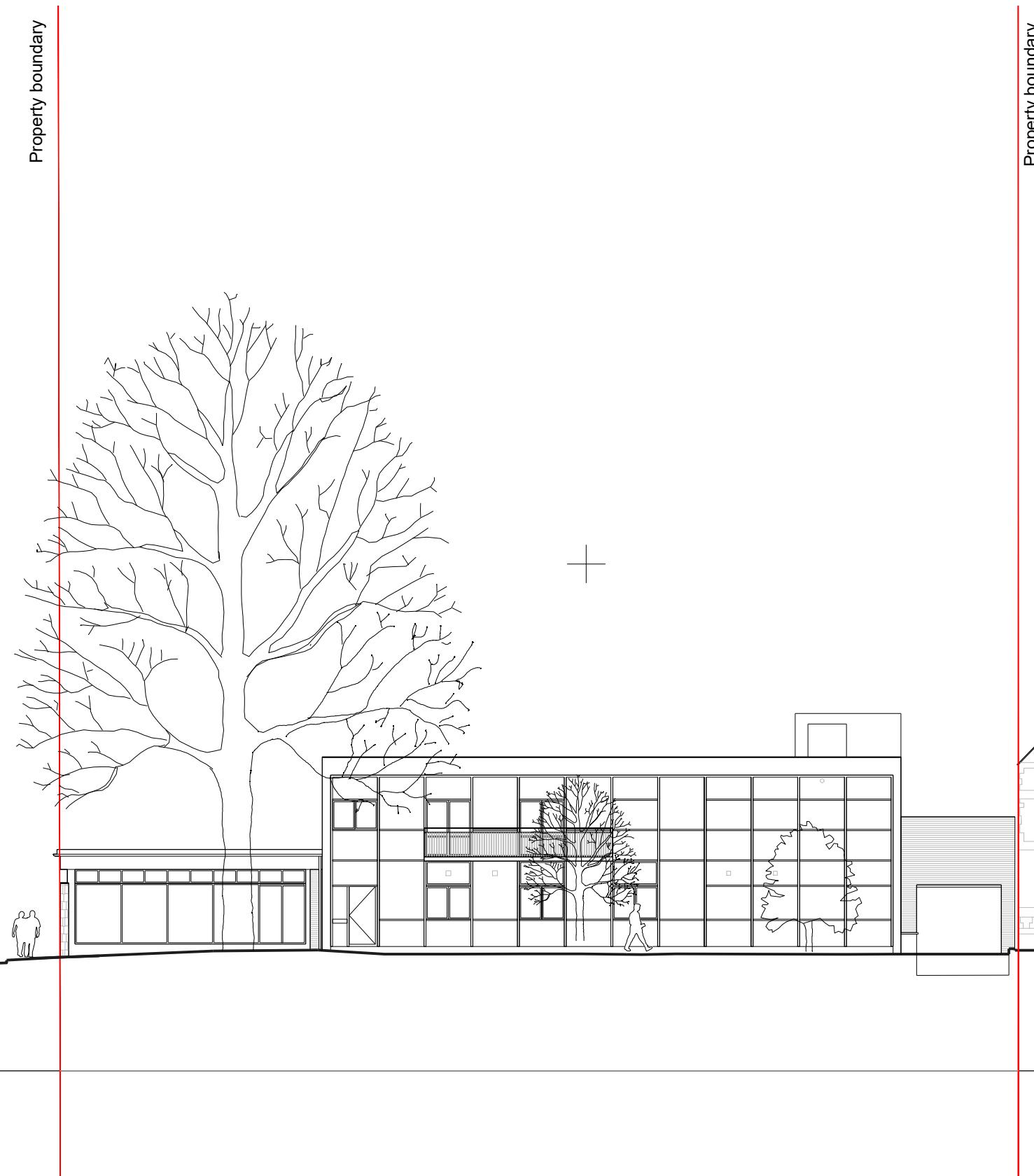
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CT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

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DRAWING
Elevation
Deer Park Road as Existing

STATUS
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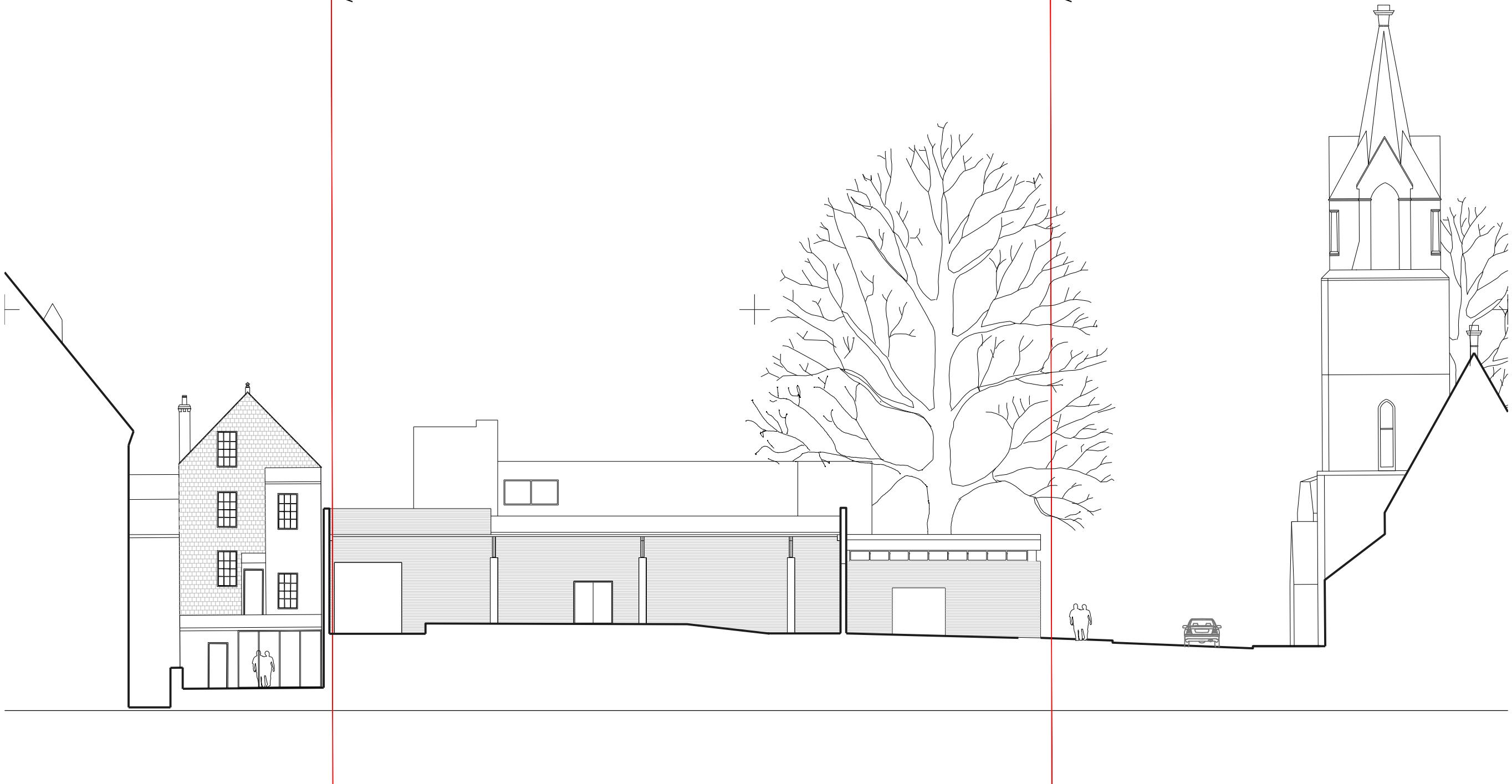
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9720RLLXXZZ-DRA-S01011
PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

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Property boundary

Property boundary



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PROJECT
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DRAWING
Elevation
Site Section / Rear
Elevation as Existing

STATUS
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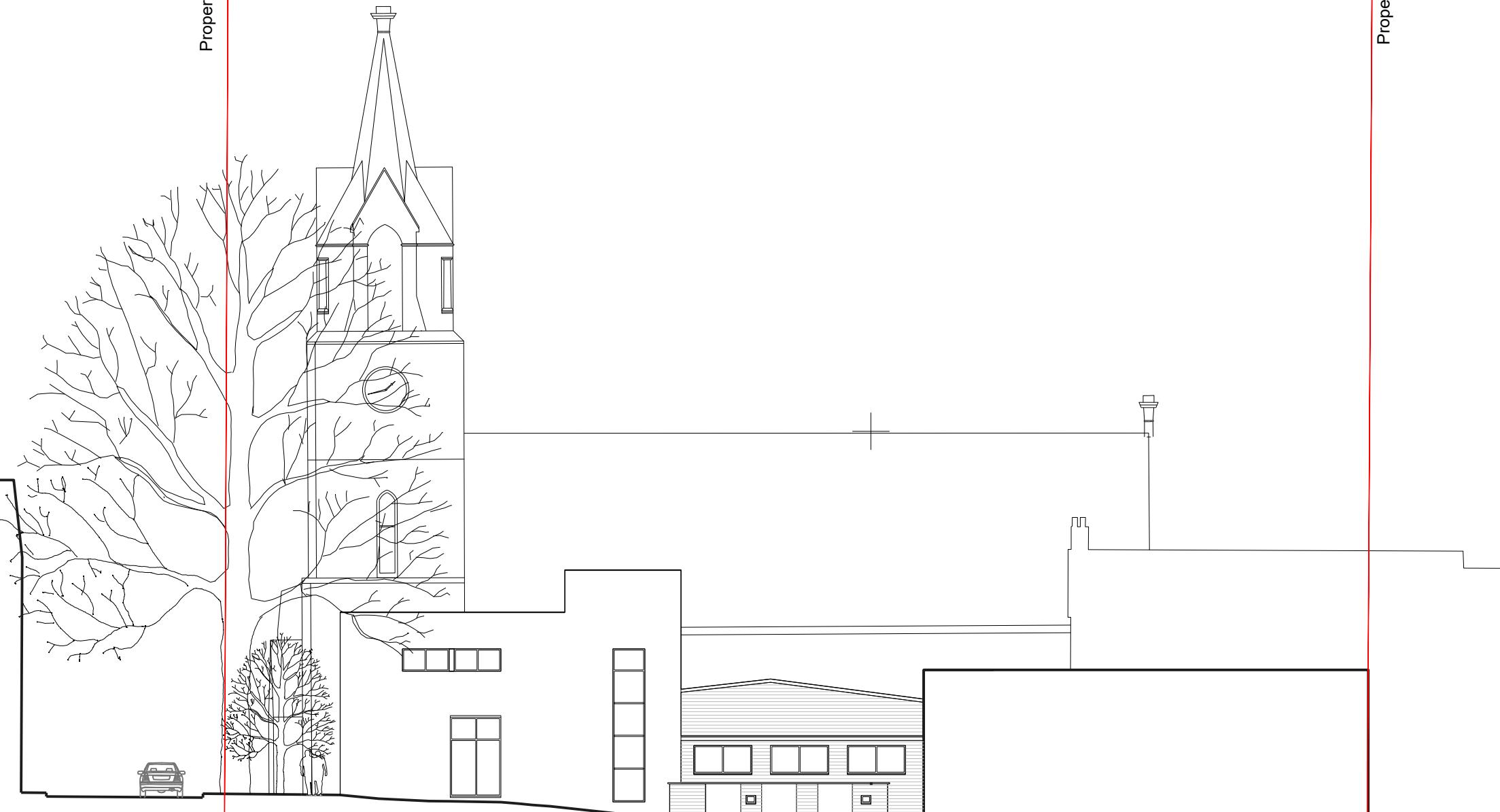
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9720RLXXZZ-DRA-S0104
PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

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Property boundary

Property boundary



SCALE

0m 1m 2m 5m

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PROJECT
Warren Street Tenby

CLIENT
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DRAWING
Elevation
Site Section / Flank
Elevation as Existing

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9720TRLLXXZZ-DRA-S01013

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

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Property boundary

Property boundary



SCALE



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PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
Elevation
Warren Street as Existing

STATUS
S0 Initial Status or WIP

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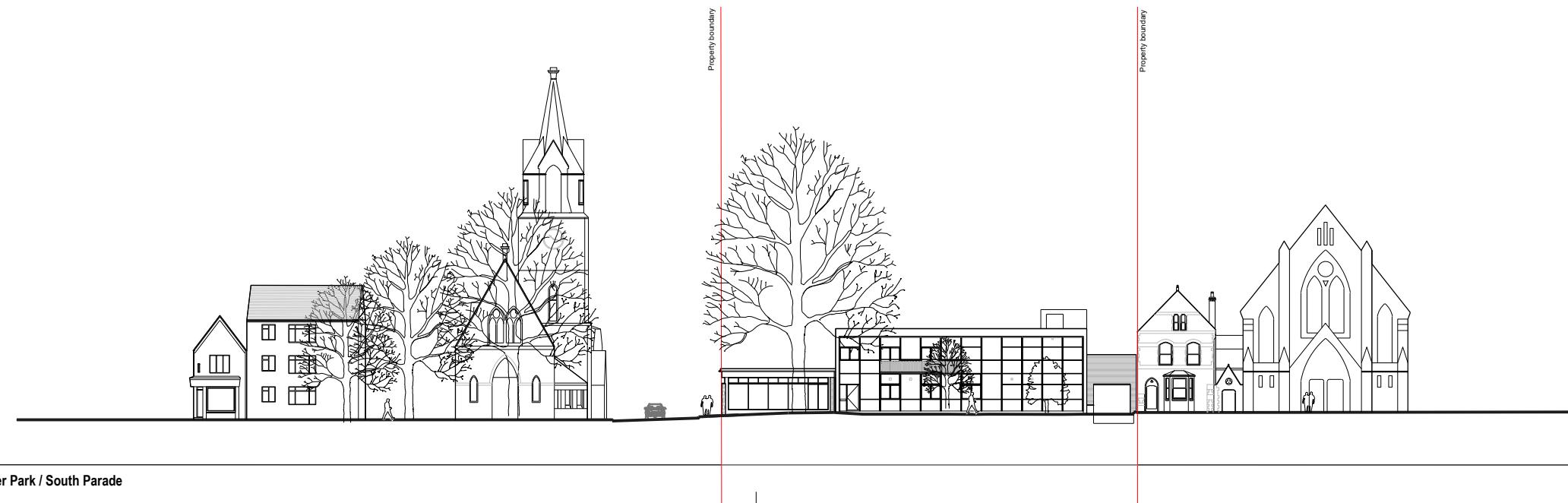
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9720TRLLXXZZ-DRA-S01012
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PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER



01 Street Elevation along Deer Park / South Parade

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Warren Street Tenby

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DRAWING
Street Elevations
as Existing

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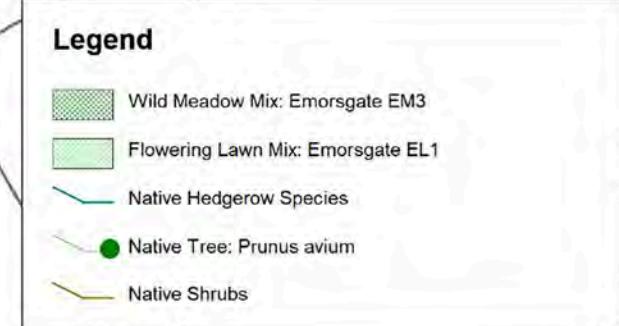


02 Street Elevation along Warren Street

SCALE
0m 2m 4m 10m

SCALE

Page 60 of 153



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PROJECT
Warren Street Tenby

CURRENT
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DRAWING
Native Planting Locations

STATUS
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RSLRILL-X000-DRA-S01302
PROJECT: OX004013 DATE: 14/05/2020 TYPE: SITE PLAN

Page 61 of 153

Rev.	Date	Description
A	12/11/2020	Minor revisions to fenestration
B	18/01/2021	Updates to mews layout, issued for pre-application consultation
C	24/09/2021	North Point Added



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PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
General Arangement Plan
First Floor

STATUS
S0 Initial Status or WIP

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9720-RLLX-A3-S01101 153 C

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

Rev.	Date	Description
A	12/11/2020	Minor revisions to fenestration
B	18/01/2021	Updates to mews layout, issued for pre-application consultation
C	24/09/2021	North Point Added



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PROJECT
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CLIENT
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DRAWING
General Arrangement Plan
Second Floor

STATUS
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REVISION:
C

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

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Rev.	Date	Description
A	12/11/2020	Minor revisions to fenestration
B	18/01/2021	Updates to set-back, issued for pre-application consultation



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PROJECT
Warren Street Tenby

CLIENT
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DRAWING
General Arrangement Plan
Third Floor

STATUS
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DRAWING NUMBER: Page 064 of 153 B
PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

Rev.	Date	Description
A	12/11/2020	Minor revisions to fenestration
B	18/01/2021	Updates to set back, issued for pre-application consultation



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PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
General Arrangement Plan
Fourth Floor

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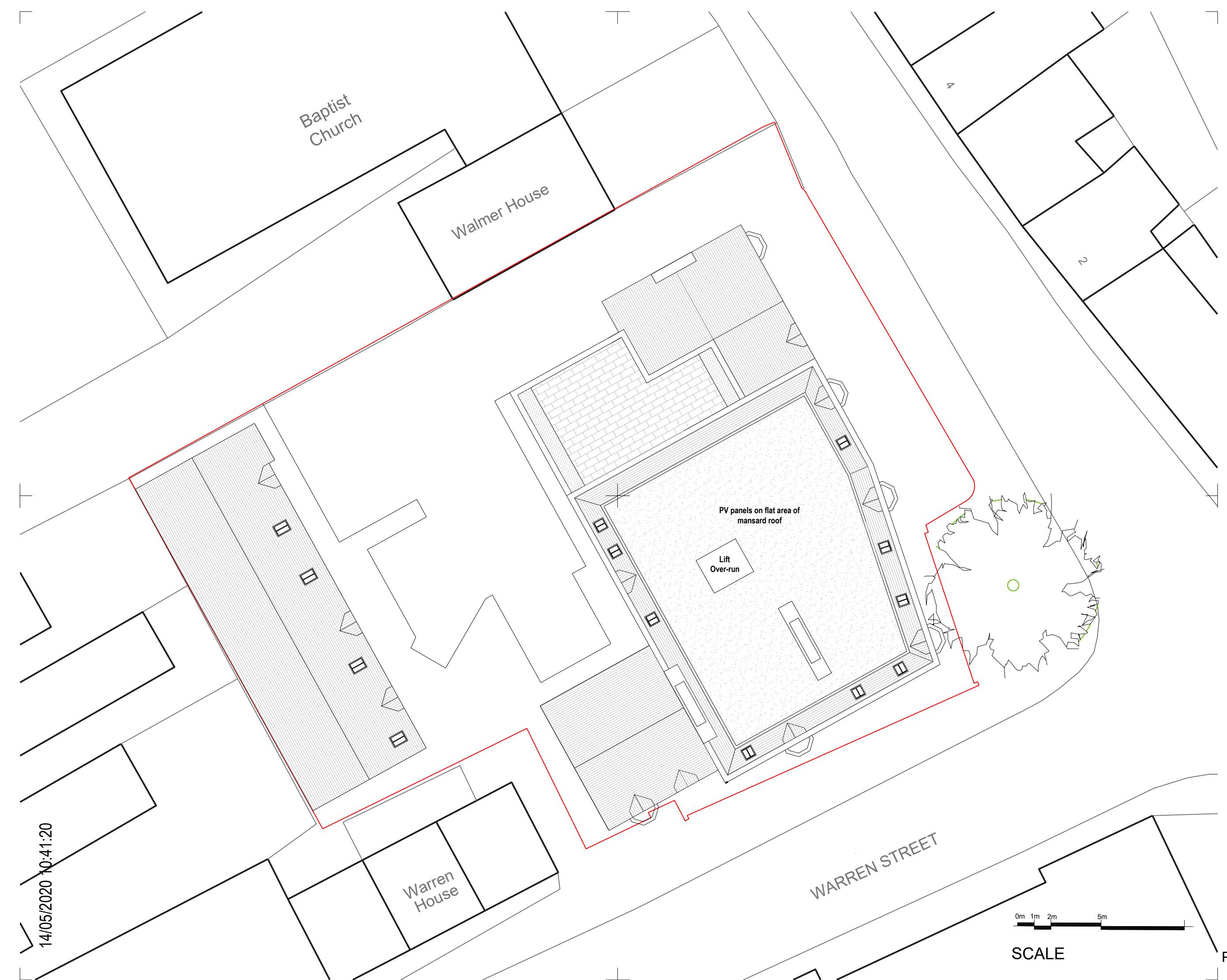
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DATE AUTHOR
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DRAWING NUMBER: 928-FREDXX-04DRA-01104 REVISION: B
PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

Page 65 of 153



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PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
General Arrangement Plan
Roof

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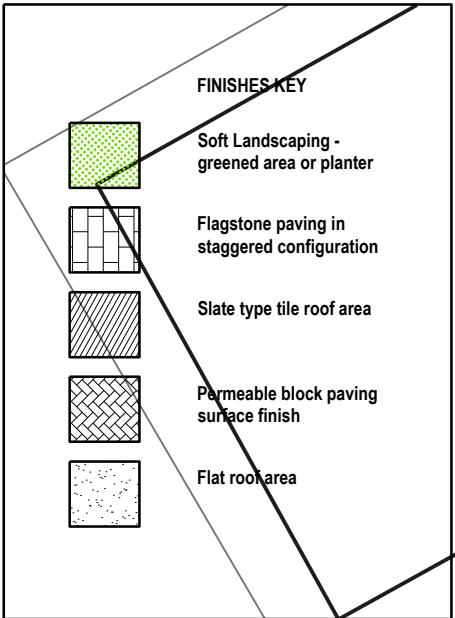
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REVISION:
Page 66 of 153

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER



Baptist Church

Walmer House

shallow ramp

Dummy Chimney

10

Electric Vehicle Charging

Shared Roof-terrace amenity space

Flat area of mansard roof
usable for PV panel installation

Lift

Dummy Chimney

Rev.	Date	Description
A	12/11/2020	Minor revisions to fenestration
B	18/01/2021	Updates to tracking, issued for pre-application consultation
C	24/09/2021	North Point Added



PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
General Arrangement Plan
Ground Floor

STATUS
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DRAWING NUMBER: REVISION:
9220R1LXX00-DRA-S01100 C

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER



Rev.	Date	Description
A	24/09/2021	Material Schedule Added



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ARCHITECTS

PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
Elevation
Deer Park Road as Proposed

STATUS
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DATE AUTHOR
14/01/2021 DP

DRAWING NUMBER:
9720-RLL-XX-ZZ-DRA-S01111
REVISION:
A

FINISHES KEY	
	ROOF FINISH Slate tile finish roof / mansard
	SHOP FRONT Wooden traditional style shop-front glazing
	CONTRAST DETAILING White render profiled quoining / cornices
	HOPPERS & DOWNPPIPES Cast style downpipes and hopper box in white painted finish
	ROOFLIGHT Conservation style rooflight set in line with tiling
	BOUNDARY WALL Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
	TAX WINDOW Solid recessed feature

FINISHES LEGEND	
① WINDOWS	Painted wooden split-pane double glazed sash windows
② SHOP FRONT	Wooden traditional style shop-front glazing
③ CONTRAST DETAILING	White render profiled quoining / cornices
④ HOPPERS & DOWNPPIPES	Cast style downpipes and hopper box in white painted finish
⑤ ROOFLIGHT	Conservation style rooflight set in line with tiling
⑥ BOUNDARY WALL	Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
⑦ TAX WINDOW	Solid recessed feature

0m 1m 2m 5m

SCALE

Page 69 of 153

A

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

Rev.	Date	Description
A	24/09/2021	Material Schedule Added

43.42m Roof Level
40.48m Fourth Level
37.02m Third Floor
34.22m Second Floor
31.37m First Floor
28.43m Ground
24.00m Datum

Property boundary

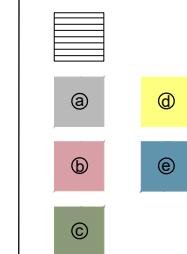
Property boundary



0m 2m 4m 10m

SCALE

FINISHES KEY



ROOF FINISH
Slate tile finish roof / mansard

WALL FINISH
Multi-coloured smooth render finish to pastel shades, indicatively as shown

FINISHES LEGEND

- | | | |
|---|----------------------|---|
| ① | WINDOWS | Painted wooden split-pane double glazed sash windows |
| ② | SHOP FRONT | Wooden traditional style shop-front glazing |
| ③ | CONTRAST DETAILING | White render profiled quoining / cornices |
| ④ | HOPPERS & DOWNPPIPES | Cast style downpipes and hopper box in white painted finish |
| ⑤ | ROOFLIGHT | Conservation style rooflight set in line with tiling |
| ⑥ | BOUNDARY WALL | Stone-capped render finished dwarf wall with metal rod & dart railing set between piers |
| ⑦ | TAX WINDOW | Solid recessed feature |

Property boundary



0m 1m 2m 5m

SCALE

FINISHES KEY	
	ROOF FINISH Slate tile finish roof / mansard
	SHOP FRONT Wooden traditional style shop-front glazing
	WALL FINISH Multi-coloured smooth render finish to pastel shades, indicatively as shown
	CONTRAST DETAILING White render profiled quoining / cornices
	HOPPERS & DOWNPPIPES Cast style downpipes and hopper box in white painted finish
	ROOFLIGHT Conservation style rooflight set in line with tiling
	BOUNDARY WALL Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
	TAX WINDOW Solid recessed feature

FINISHES LEGEND	
① WINDOWS	Painted wooden split-pane double glazed sash windows
② SHOP FRONT	Wooden traditional style shop-front glazing
③ CONTRAST DETAILING	White render profiled quoining / cornices
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⑥ BOUNDARY WALL	Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
⑦ TAX WINDOW	Solid recessed feature



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DRAWING NUMBER: REVISION:
9720RLXEXZZ-DRA-S01113 A

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

FINISHES KEY	
	ROOF FINISH Slate tile finish roof / mansard
	WALL FINISH Multi-coloured smooth render finish to pastel shades, indicatively as shown

FINISHES LEGEND	
① WINDOWS	Painted wooden split-pane double glazed sash windows
② SHOP FRONT	Wooden traditional style shop-front glazing
③ CONTRAST DETAILING	White render profiled quoining / cornices
④ HOPPERS & DOWNPPIPES	Cast style downpipes and hopper box in white painted finish
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⑥ BOUNDARY WALL	Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
⑦ TAX WINDOW	Solid recessed feature

SCALE
0m 1m 2m 5m

SCALE

Page 72 of 153

Property boundary

Property boundary

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Rev.	Date	Description
A	24/09/2021	Material Schedule Added

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PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
Elevation
Warren Street as Proposed

STATUS
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9720RLLXXZZ-DRA-S0112 A

PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER



SCALE

FINISHES KEY	
	ROOF FINISH Slate tile finish roof / mansard
	SHOP FRONT Wooden traditional style shop-front glazing
	CONTRAST DETAILING White render profiled quoining / cornices
	HOPPERS & DOWNPipes Cast style downpipes and hopper box in white painted finish
	ROOFLIGHT Conservation style rooflight set in line with tiling
	BOUNDARY WALL Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
	TAX WINDOW Solid recessed feature

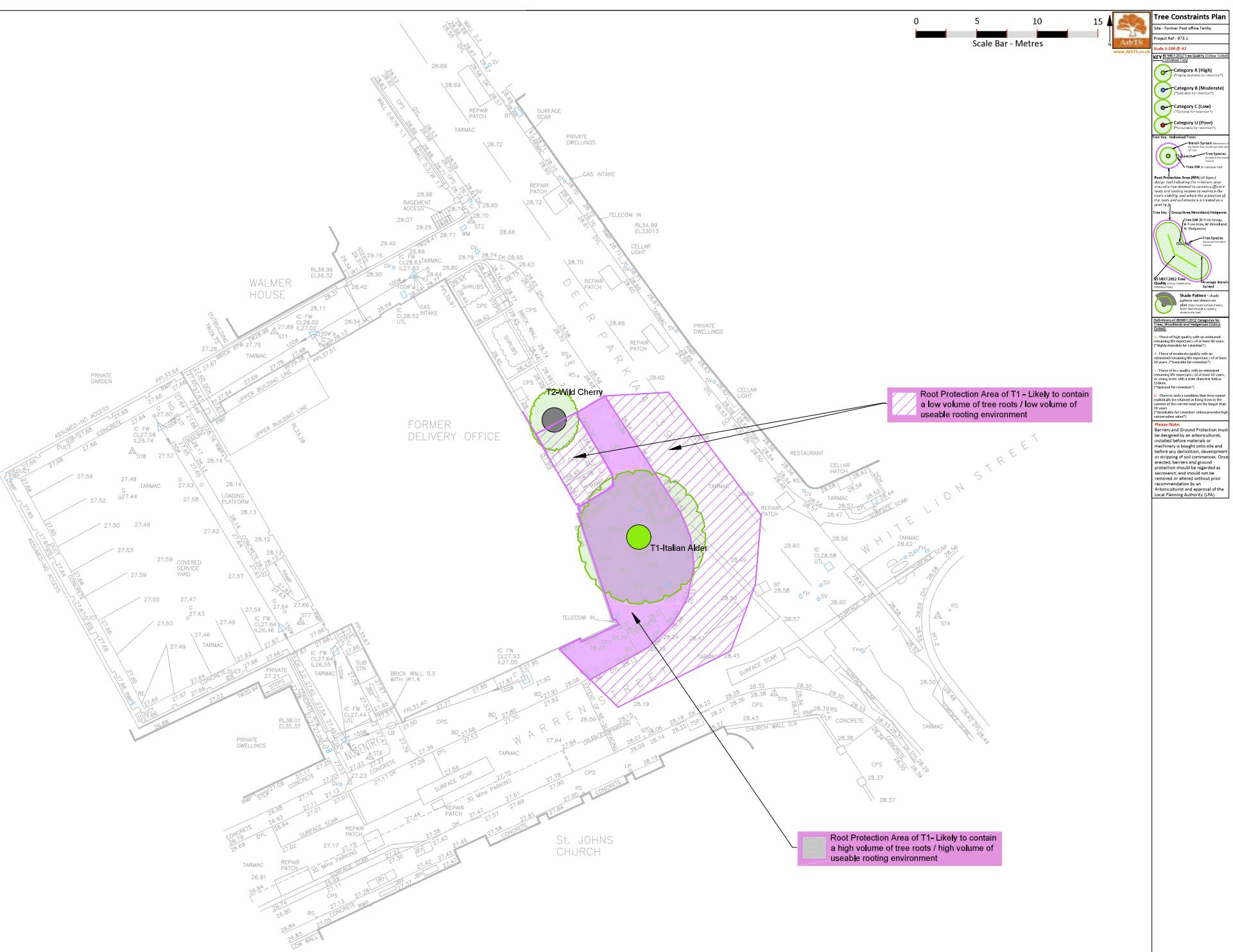
FINISHES LEGEND	
① WINDOWS	Painted wooden split-pane double glazed sash windows
② SHOP FRONT	Wooden traditional style shop-front glazing
③ CONTRAST DETAILING	White render profiled quoining / cornices
④ HOPPERS & DOWNPipes	Cast style downpipes and hopper box in white painted finish
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⑥ BOUNDARY WALL	Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
⑦ TAX WINDOW	Solid recessed feature

Rev.	Date	Description
A	24/09/2021	Material Schedule Added

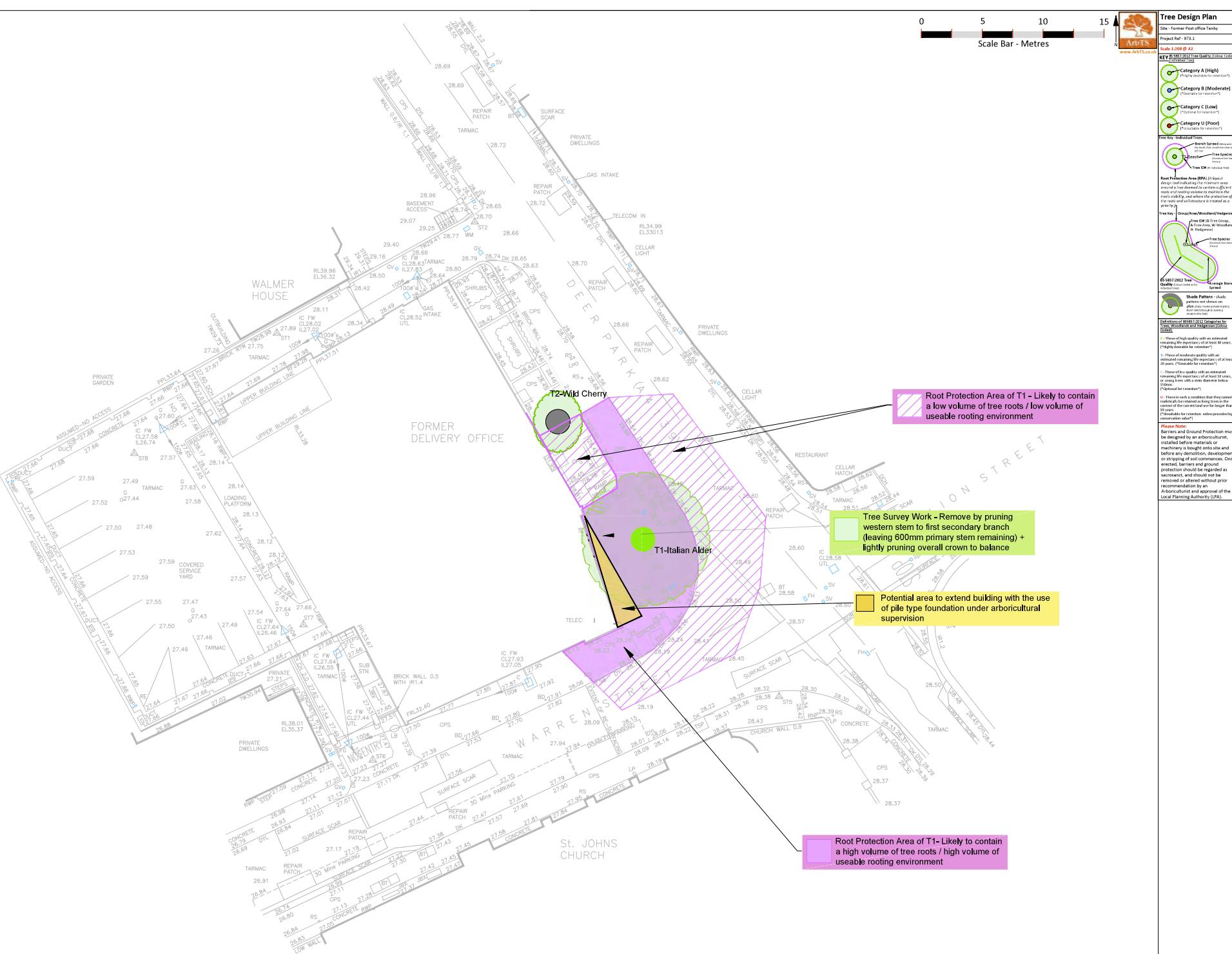


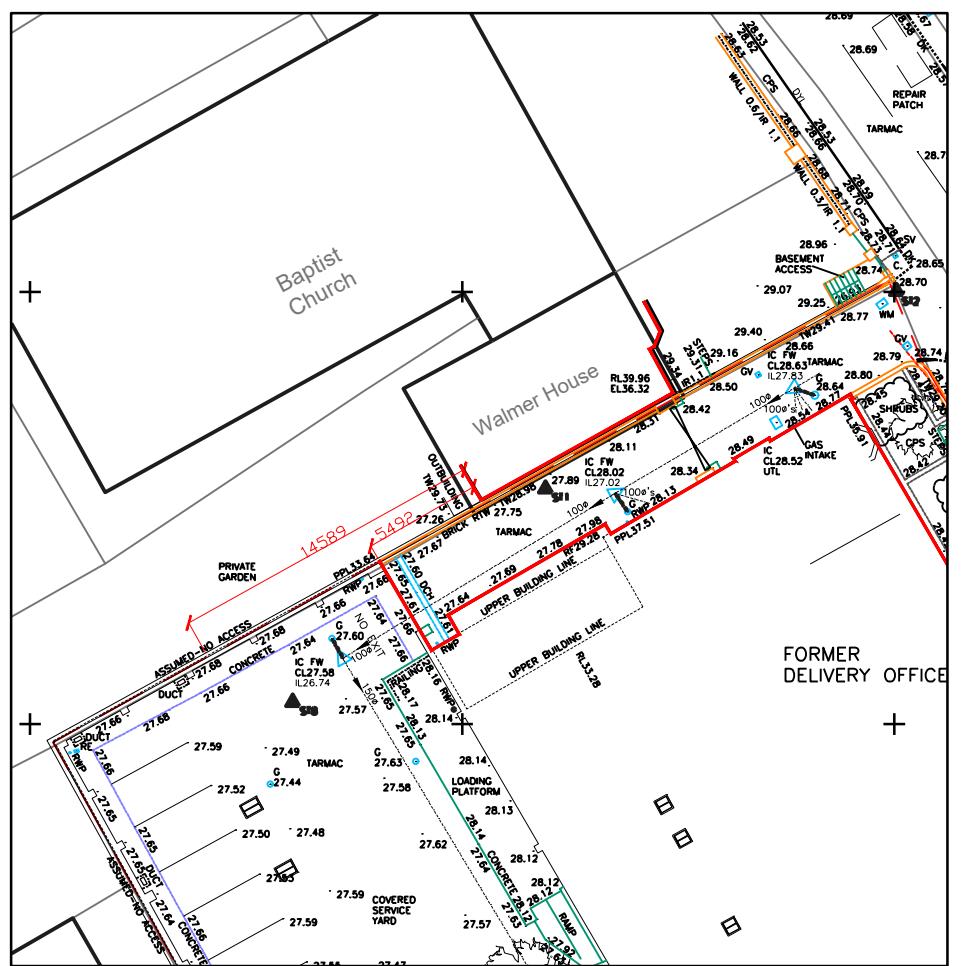
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	WALL FINISH Multi-coloured smooth render finish to pastel shades, indicatively as shown
	CONTRAST DETAILING White render profiled quoining / cornices
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FINISHES LEGEND	
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⑥ BOUNDARY WALL	Stone-capped render finished dwarf wall with metal rod & dart railing set between piers
⑦ TAX WINDOW	Solid recessed feature

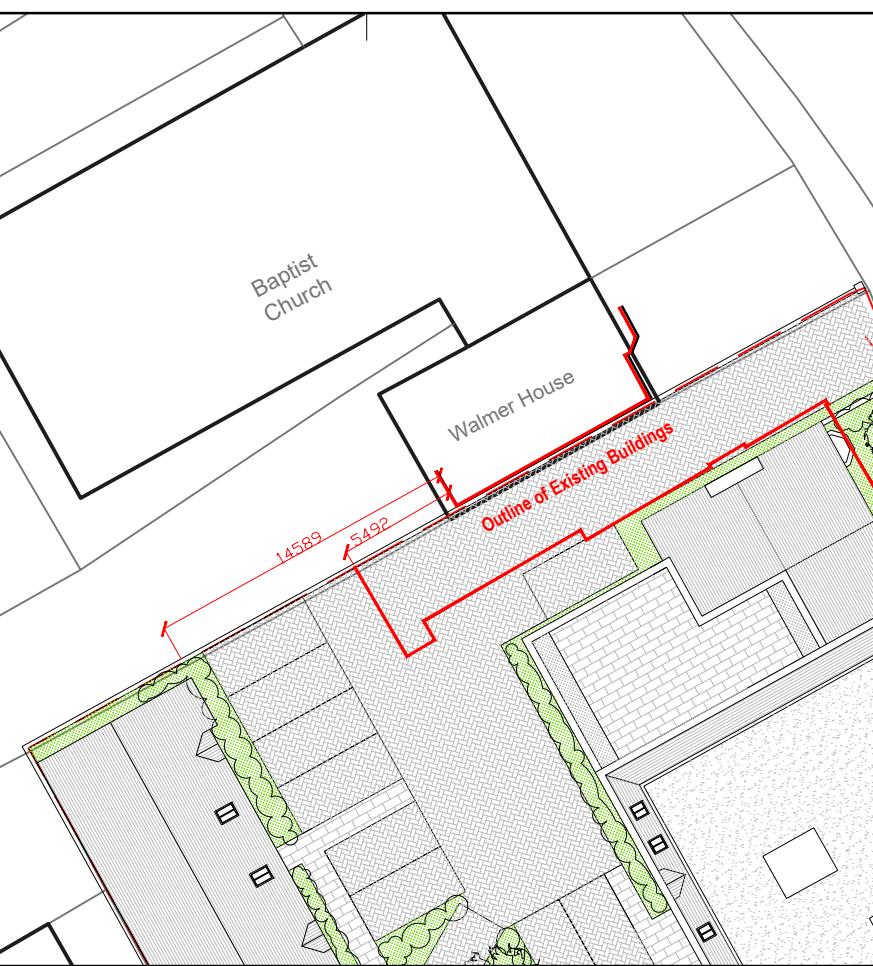








01 Detail Plan as Existing
1:350



02 Detail Plan as Proposed
1:350



03 Detail Section of Boundary condition
1:200

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PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
General Arrangement Plan
Roof

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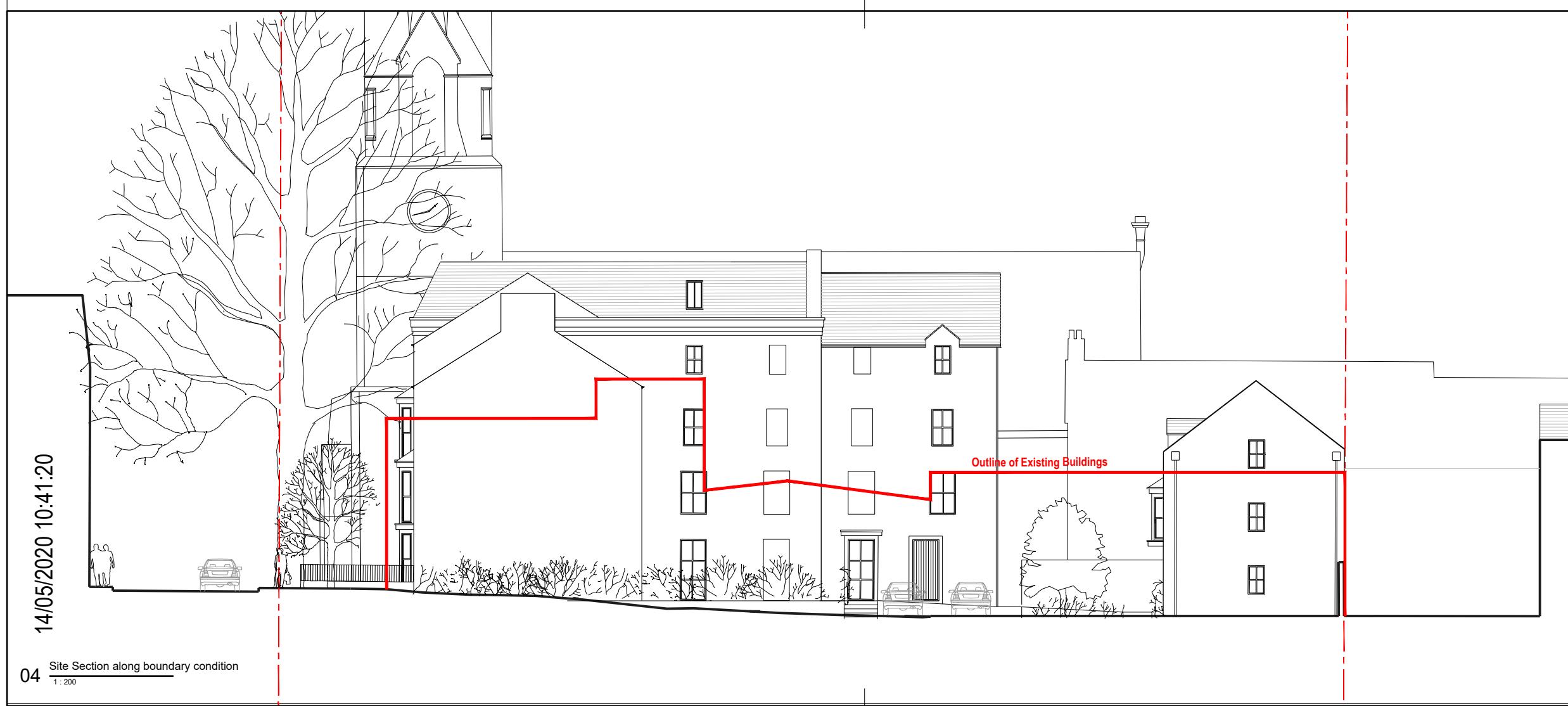
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04 Site Section along boundary condition
1:200



01 Street Elevation along Deer Park / South Parade



02 Street Elevation along Warren Street

0m 2m 4m 10m

SCALE

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PROJECT
Warren Street Tenby

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DRAWING
Street Elevations
as Proposed

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PROJECT
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Computer Visualisation
View 05 $\frac{3}{4}$ Birdseye View

STATUS
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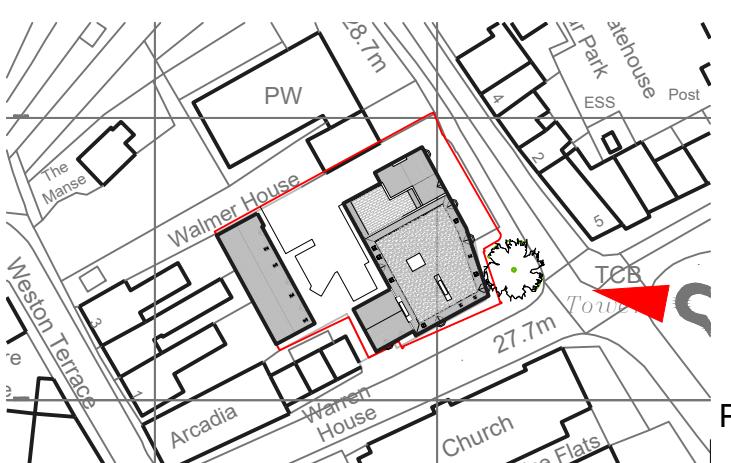
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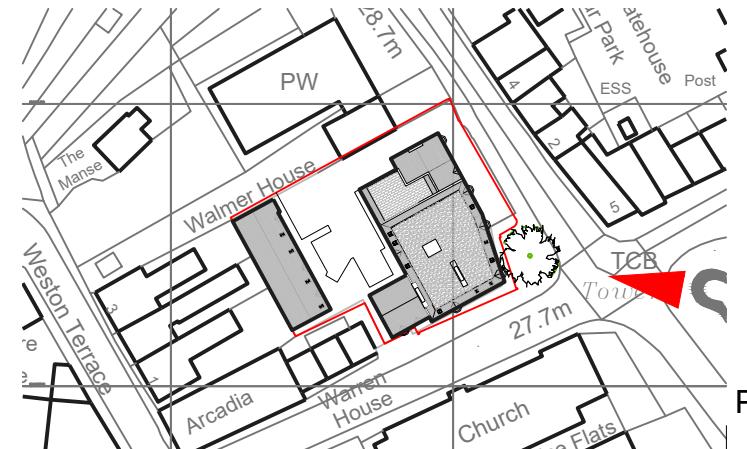
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View 04 From White Lion Street

STATUS
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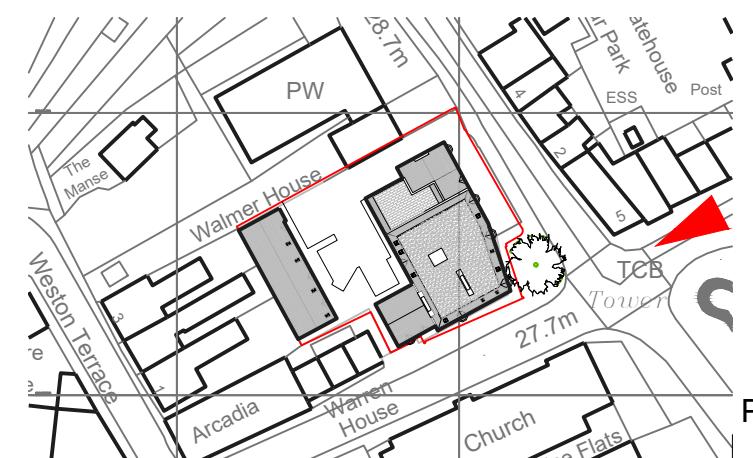
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PROJECT
Warren Street Tenby

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Telereal Trillium

DRAWING
Computer Visualisation
View 03 From Town Wall

STATUS
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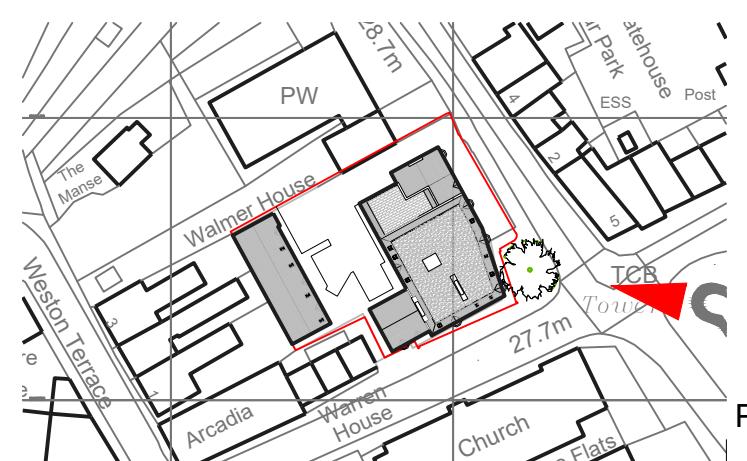
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PROJECT
Warren Street Tenby

CLIENT
Telereal Trillium

DRAWING
Computer Visualisation
View 07 Low-level View

STATUS
S0 Initial Status or WIP

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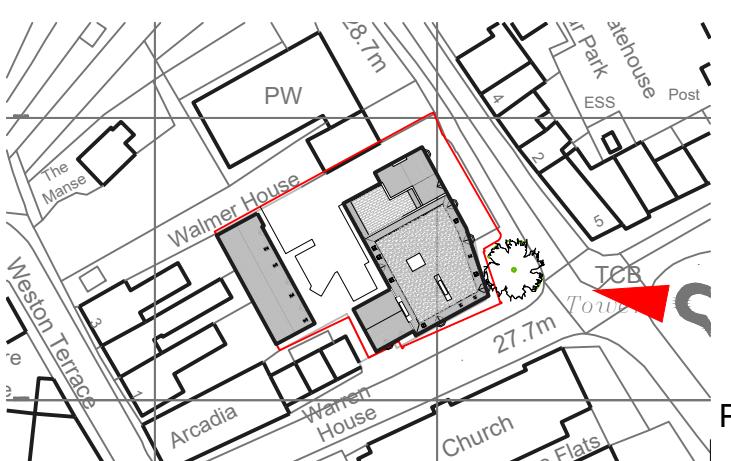
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PROJECT
Warren Street Tenby

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Telereal Trillium

DRAWING
Computer Visualisation
View 08 Along Warren Street

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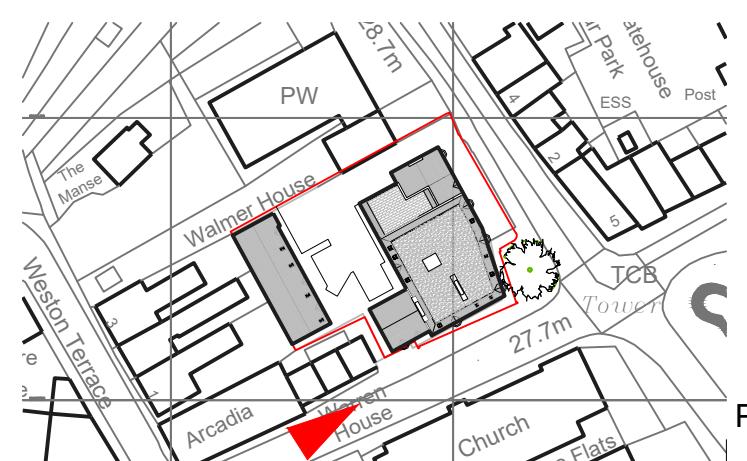
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PROJECT
Warren Street Tenby

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Telereal Trillium

DRAWING
Computer Visualisation
View 02 Along South Parade

STATUS
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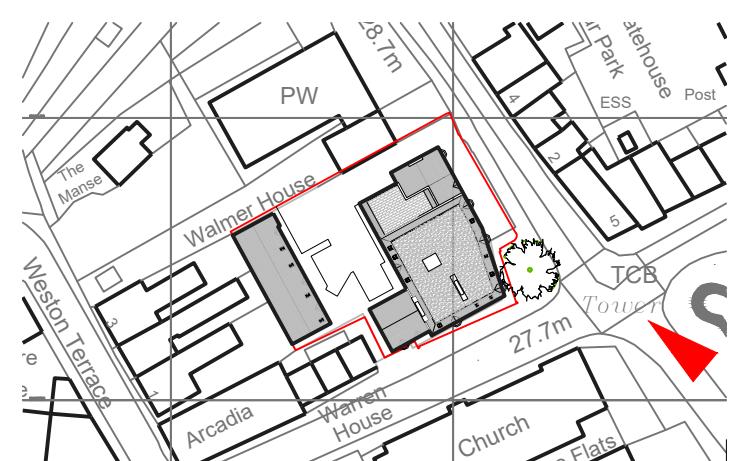
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Warren Street Tenby

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Computer Visualisation
View 01 Along Dear Park

STATUS
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