

Application Ref: NP/23/0076/FUL

Case Officer	Rob James		
Applicant	Miss Emma-Sian Davies		
Agent	Mr Rob Howell, RLH Architectural Ltd		
Proposal	Proposed Phase II residential development of 15 No units to include 14 social rented new build properties and the conversion of an existing traditional outbuilding into a one bedroom unit for market sale		
Site Location	Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire, SA42 0UR		
Grid Ref	SN01303901		
Date Valid	02-Mar-2023	Target Date	26-Apr-2023

This item is being considered by the Development Management Committee because it is classed as a ‘major’ development and has to be presented to the Development Management Committee in accordance with the scheme of delegation.

Consultee Response

Dinas Cross Community Council – No response
PCC - Drainage Engineers: Conditional consent
Trunk Road Agency: Conditional consent
PCNPA Planning Ecologist: No response
PCNPA Tree and Landscape Officer: Conditional consent
PCC - Transportation & Environment: Conditional consent
Dyfed Powys Designing Out Crime Officer: Objection to Highways recommended condition.
PCC - Building Regulations: No response
PCNPA Access Manager: No public right of way affected
Natural Resources Wales: Further information requested
Dwr Cymru Welsh water: No response received to date

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of both neighbour letters and a site notice in the case of major development.

Site notices were erected adjacent to the site, whilst the newspaper advert allowed for a consultation period ending on the 9th May 2023.

Three objections have been received from third parties. The material objections will be addressed within the body of this report but briefly include a loss of privacy to a neighbouring property, concerns over the safety of the road, capacity of local infrastructure including drainage and objections to the design of the houses.

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Some of the received objections are valid material planning considerations, whilst issues such as the nature of property occupiers, right to a private view, and devaluation of property are not deemed material to the planning process.

Policies considered

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

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

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 06 - Rural Centres

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 – Sites and Species of European Importance

LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 46 - Housing

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 49 - Affordable Housing Exception Site

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

PPW11

SPG06 - Archaeology

SPG08 - Caravan Camping & Chalet

SPG12 - Place Plan - Community Land Trust & Affordable Housing

TAN 02 - Planning and Affordable Housing

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 23 - Economic Development

Constraints

Biodiversity Issue

Rights of Way Inland - within 50m

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ROW Coast Path - within 10m
Potential for surface water flooding
Recreation Character Areas
Trunk road within 25m
Affordable Housing Submarkets
Seascape Character Areas
Landscape Character Area

Officer's Appraisal

Site and Context

The site lies opposite Bay View Terrace, on the northern side of the A487. The field is accessed through the existing site of affordable homes granted permission by virtue of planning consent 19/0548/FUL which has been developed.

The current application seeks permission for Phase II of the original development. A stone built former agricultural building lies to the immediate west of the site and is proposed to become a 1-bedroomed unit of accommodation for open market sale.

Relevant Planning History

PA/19/00 Pre-application advice for 16 affordable dwellings

NP/19/0548/FUL - Residential development of 17 affordable housing units approved 4th December 2019

Description of Proposal

The application proposes the development of 15 No Units to include 14 social rented new builds and the conversion of an existing traditional outbuilding into a 1-bedroom unit for market sale. The 14 social rented units will comprise;

6 No x 4 Person 2 bedroom house
4 No x 2 person 1 bedroom flats
3 No x 5 person 3 bedroom house
1 No x 6 person 4 bedroom house

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

Policy:

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 site lies outside the Centre boundary of Dinas Cross Rural Centre as defined by Local Development Plan 2 and is therefore classified as being in the Countryside. Policy 7 of the Plan sets out the strategic planning policy for the countryside and within the context of national planning policy to strictly control development in the countryside, sets out the types of development that may be permitted. Criterion i) of the policy allows for an exceptional land release adjoining Centres for affordable housing to meet an identified local need.

Policy 49 (Affordable Housing Exception Sites) states that affordable sites within or adjoining the Plan’s Centres will be permitted where it can be demonstrated that: a) the site is solely for affordable housing and there are clear and adequate mechanisms to ensure the benefits of affordable housing will be secured for initial; and subsequent occupiers; b) a genuine need for affordable housing has been identified; and c) the site is of a size and scale that is commensurate with the defined need and is in keeping with the form and character of the Centre.

Policy 50 (Housing Development Proposals) criterion 1a allows for housing development in centres on sites allocated for housing or on other suitable sites within a centre boundary. Criterion 1c allows for exceptional land releases within and adjoining Centres for affordable housing to meet an identified local need.

Planning Policy Wales Edition 11 (PPW) states that a community’s need for affordable housing is a material planning consideration that must be taken into account in formulating development plan policies and determining relevant planning applications. Paragraph 4.2.25 of PPW states: “Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.” PPW clarifies that affordable housing includes social rented housing owned by local authorities and registered social landlords; and intermediate housing where prices or rents are above those of social rent but below market housing prices or rent. All other types of housing are referred to as ‘market housing’.

TAN 02 states that Rural Exception Sites should be small (as locally defined in the development plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing. The proposal is for 14 no. Social Rented houses to be operated by Tai Wales and West Housing and for 1 no. barn conversion to be sold on the open market. The barn

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conversion lies within the centre boundary for Dinas Cross Rural Centre and is considered a suitable site within a centre boundary. The affordable housing is supported by policy where there is an identified local need.

Evidence from Local Housing Market Assessment (which is about to be updated) showed a need for 8 social and intermediate affordable homes in Dinas Cross up until 2033. Evidence from PCCs Housing Register (when duplicate entries are removed) shows the following numbers in Bronze, Silver & Gold bands interested in Dinas Cross as a location to live:

Table 1: Those on housing register (Bronze, Silver and Gold bands) who have selected Dinas Cross as a place they would like to live

Bedroom Eligibility	Sum:
1 Bedroom	113
2 Bedrooms	29
3 Bedrooms	22
4 Bedrooms	3
5+ Bedrooms	3
Sum:	170

Table 2: Those on housing register (Bronze, Silver and Gold bands) who have a current home address in Dinas Cross

Bedroom Eligibility	Gold Award	Silver Award	Bronze Award	Sum:
1 Bedroom	2	5	2	9
2 Bedrooms	1			1
5+ Bedroom	1			1
Sum:	4	5	2	11

TAN 06 emphasises the need for planning authorities to employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing. Additionally, a proactive and flexible approach should be applied by Local Planning Authorities including efficient working with local delivery partners.

Policy 51 (Housing Densities) states that residential development proposals will be permitted where the residential density is a minimum of 30 dwellings per hectare. Lower density levels will only be permitted where it can be demonstrated that:

- a) development at the prescribed densities would have an unacceptable adverse effect on the character of the surrounding area; or
- b) reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future local amenity.

The site area is 0.57 hectares; however, the planning statement submitted as part of the application states that the developable area of the site is 0.39 hectares. This takes account of the site constraints imposed such as site levels, ecological mitigation and designing to legislative requirements which includes infrastructure to adoptable standards, Lifetime Homes and Design Quality Requirements standards

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issued by Welsh Government. This would result in a housing density of 35 dwellings per hectare over the developable area and is considered to satisfy the requirements of Policy 51. In addition, it is considered that the proposed density complies with criterion c) of Policy 49 (Affordable Housing Exception Sites) to ensure that the site is of a size and scale that is commensurate with the defined need and is in keeping with the form and character of the Centre.

Policy 52 (Housing Mix) states that in order to ensure the creation of balanced communities all new housing development will be required to include a mix of dwelling sizes, types and tenures having regard to the current evidence of housing need. The proposed mix of affordable housing consists of 6 no. 2 bed houses, 4 no. 1 bed flats, 3 no. 3 bed houses and 1 no. 4 bedroom house. This is considered to be an appropriate mix given the evidence of need from the Housing Register which also incorporates and allows for some flexibility and growth or changes in family circumstances over time.

The application also proposes the conversion of an existing barn to a one-bedroom unit for open market sale. The property lies within the centre boundary of Dinas Cross Rural centre and therefore complies with criterion a) of Policy 6 (Rural Centres) which allows for housing to facilitate the delivery of affordable housing for the local area in Centres with a Centre Boundary. Policy 48 (Affordable Housing) states that where proposals for housing fall below the threshold for on-site provision of affordable housing (in Dinas Cross this is 2 dwellings), then a financial contribution towards off-site affordable housing will be required. In this instance, as the conversion proposal is part of the wider application to provide 14 no. affordable dwellings, a financial contribution for the conversion of the barn will not be required.

With regards to control of the development, TAN 2 states that "Local Planning Authorities should not normally impose additional occupancy controls where a registered social landlord is to be responsible for the management of the affordable housing, although on rural exception sites authorities should satisfy themselves of the adequacy of occupancy controls to ensure that the housing continues to serve its intended purpose in the future, and this may involve the use of conditions and planning obligations."

In this case as the site is an exception site, a legal agreement under Section 106 of the Town and Country Planning Act is appropriate in order to ensure that the properties permitted remain as affordable housing in perpetuity.

The application is considered to comply with Policies 7, 49, 50, 51 and 52 of the Local Development Plan, Planning Policy Wales Edition 11, Technical Advice Note 2 and Technical Advice Note 6.

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

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Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The site falls within LCA24 – Dinas Head (Landscape Character Assessment) This large coastal LCA defines the stretch of coast between Newport in the northeast and the outer edges of Fishguard in the southwest, with Dinas Head at its centre. Newport Bay and Fishguard Bay lie to the east and west, respectively. The inland agricultural area is rather more densely settled than in comparable areas to the north of Newport, with the village of Dinas Cross at its heart. Dinas Head is a prominent landmark on the coastline, with a large area of land in National Trust ownership.

This Landscape Character Assessment Study was commissioned by the Pembrokeshire Coast National Park Authority in October 2006. The Study was managed by a Steering Group comprised of officers of the National Park Authority and the co-sponsors of the Study, the Countryside Council for Wales (now known as Natural Resources Wales). The impacts on landscape are also assessed through the NRW response, to which no objection has been received. The Officers of this Authority have assessed the scheme as not having a significant adverse impact on the special qualities and landscape of the National Park.

The dwellings are proposed to be painted cement render, with upvc doors and windows. The proposed design and layout follow on from Phase I and therefore is considered to be acceptable in the immediate context of the character of the area. The properties have traditional features such as chimneys and porch roofs over the front doors. The design is typical of affordable housing in the National Park, as such the proposed development is considered to comply with Policies 8, 14 and 29 of the LDP2.

Amenity and Privacy:

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

Officers consider that the layout of the proposed affordable rented houses and the conversion of the existing traditional building adequately protects the amenity of its occupants and is therefore in accordance with Policy 30.

An objection has been received from a neighbouring property situated to the east of the site stating that the development will damage their privacy and overlook their property. Measurements taking from GIS mapping software have determined that the rear wall of the neighbouring house is circa 42m away from the redline boundary of the house. The proposed houses are then built 15m away from the red line

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boundary, increasing the separation. Notwithstanding the objection received officers consider that the properties are adequately separated and do not adversely affect the amenity of existing properties and can be supported as being in compliance with the aims of Policy 30 of LDP2.

Access and Parking:

The South Wales Trunk Road Agency and the Highways Department of Pembrokeshire County Council were consulted as part of the consultation process and gave no objections subject to recommended conditions and The Trunk Road Agency suggested an informative be attached to any grant of planning permission.

The proposed application is for Phase II of a residential development at Bay View Terrace, Dinas Cross. Pre-Application planning advice was provided by the CHA (County Highways Authority) on 28th November 2022 in which it was recommended that visibility splays, traffic impacts, bus stop improvements and transport statement would be required to support any further planning application. The second phase of the housing development will deliver 14 no. social rented dwellings (4 no. flats, 10 no. houses) utilising the same access arrangement onto the A487 as Phase 1. The site covers 0.57HA as in currently greenfield land. The additional building will be the conversion of an existing barn, with separate access, for sale on the private market.

The current access arrangement provides a 6m wide carriageway with 2m footway on either side and has a visibility splay of 2.4m x 120m in line with Design Manual for Roads & Bridges requirements for a 40mph road. The access arrangement was previously agreed under the terms of Phase I and is acceptable for the increased traffic movements associated with Phase II. If it is the Applicant's intent to offer up the internal road for adoption by Pembrokeshire County Council, the Applicant will need to enter into a S38 Agreement and the internal access road and footways must be built to design standards.

Pedestrian movement within the site is managed via pedestrian walkways throughout the site, however there is no link provided to the neighbouring Public Right of Way (PP16/1/1). A revised plan indicating a link to this PROW should be submitted in order to ensure accessibility for sustainable travel from within the site for future residents. This has been conditioned below.

Trip generation from the site is expected to raise an additional 7 two-way movements in the AM period and 6 two-way movements in the PM period. This will not present a significant impact upon the public highway and as such the CHA has no further comments to make upon intensification of the access. Parking has been provided on site for approximately two vehicles per dwelling, which is in line with parking standards. Turning heads have been provided to enable refuse/emergency vehicles into the site and to leave in forward gear.

Construction of Phase II is proposed to utilise the existing access arrangement for the barn, and therefore minimise disruption of the existing Phase 1 site for residents. This is considered acceptable in terms of Policies 59 & 60 of the Local Development Plan and has been conditioned below.

Landscaping:

The Authority's Tree and Landscape Officer has been consulted with the development proposals. After reviewing the revised Landscape Management Plan he states; "The documents listed above provide adequate advice in relation to the development and the interaction with the existing landscape features".

Subject to the recommended conditions the proposed development is considered to comply with Policies 8, 14 and 29 of the LDP22.

Biodiversity:

Natural Resources Wales (NRW) in their response on the 31st May requested further information in terms of the planting, access to, and management of the ecological buffer zone to the site and the potential for impacts on protected species. Further clarification of the extent of hard surfacing was also requested. This information has been received on 15th June and further consultation responses are awaited. NRW also advised that based on the information submitted to date, a condition for a lighting plan should be attached to any planning permission granted.

NRW have pointed out that the proposal site is approximately 1km from the West Wales Marine Special Area of Conservation (SAC). They note that a minor watercourse is located adjacent to the application site, hydrologically linking with the protected site. NRW note that pollution could be a potential impact pathway to features of the site, but that this pathway would not result in an adverse effect if the developer adheres to standard pollution guidelines. Conditions requiring these guidelines to be followed could be added to any permission. Notwithstanding this advice PCNPA are the competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended), and that is the responsibility of PCNPA to carry out the test of Likely Significant Effects for the proposed development. This process had not been finalised at the date of report writing, and therefore both the Ecologist's and NRW's further response will be reported to the Development Management Committee.

Initial comments from the PCNPA Ecologist have noted the need for suitable enhancement on site to include hedgehog holes in fences, a minimum of one fruit tree to be planted in every garden and significant additional planting. The Ecologist has noted that management of an ecological buffer would need to be secured in perpetuity with the potential for this to be via a Section 106 legal agreement.

Land Drainage:

PCC Drainage Engineers has been consulted.

Due to the existence of an ordinary watercourse within and or in close proximity of the proposals, the applicant should be made aware that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010.

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A condition has been recommended to ensure that any existing watercourses, drains, ditches and outfalls which are disturbed by the proposals shall be suitably intercepted and redirected, to ensure that the existing local drainage network is not adversely affected. The developer must ensure that any necessary consents have been obtained before undertaking such works.

An informative will be included highlighting that the granting of planning consent for this application does not remove the requirement to gain SAB approval.

Subject to the condition and informative the proposed development is considered to comply with Policy 32 of the LDP2.

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

It is recommended that the application be delegated for approval to the Director of Placemaking, Decarbonisation and Engagement subject to receipt of a Section 106 legal agreement to ensure the affordable housing remains as such in perpetuity and to protect the management and maintenance of the ecological buffer strip and subject to the conditions listed below.

If the Section 106 legal agreement is not completed within 3 months of the date of the Committee resolution, then delegated power be given to the Director of Placemaking, Decarbonisation and Engagement to exercise discretion to refuse the application on the grounds of noncompliance with Policy 49 Affordable Housing Exception Sites and Policy 10 Sites and Species of European Importance of the Local Development Plan 2.

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
Arbocultural Survey Ref PC21-220.
Revised Landscape Management Plan, Ref Rev 02-13/06/2023.
Site Location Plan Ref C-SK05 dated 12.10.2022.
Outbuilding Floor Plan, Elevations & 3D View Ref R503 P-13.
Proposed Block/Roof Plan Ref R543 – P – 03B.
Garden Store Floor Plan, Elevations & 3D Views, Ref R543-P14.
Semi Detached House – Floor Plans, Elevations & Section, Ref R543-P12A.

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Semi Detached House – Floor Plans, Elevations & Section, Ref R543-P11A.

Semi Detached House – Floor Plans, Elevations & Section, R543-P10.

Semi Detached Flats-Floor Plans, Elevations & Section, Ref R543-P09A.

Proposed House Type External Finishes, Ref R543-P08.

External Finishes Site Plan, Ref R543 – P07.

Domestic Lighting Plan, Ref R543 – P06.

Site Section & Elevations R543 – P04.

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. There are opportunities within the proposed development to accommodate biodiversity enhancement measures such as bat and bird boxes. Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least One fruit tree in every garden and integrated bird and bat boxes suitable for different species as well as additional planting, and holes for hedgehogs in fences shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

4. Prior to the erection of any external lighting, a light mitigation strategy, to include measures to reduce light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The light mitigation strategy shall include:

- Details of the siting and type of all external lighting
- Drawings setting out light spillage in key sensitive areas,
- Details of lighting to be used both during construction and operation
- Measures to monitor light spillage once development is operational.

All external lighting shall be installed and retained as approved during construction and operation in perpetuity.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

5. No development, including site clearance, 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: details of materials used in construction; details of how any waste generated will be managed.

General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containment areas, appropriately sized buffer zones between

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storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance, mitigation and enhancement measures (as detailed with the Extended Phase 1 Survey).

Soil Management: details of topsoil strip, storage and amelioration for re-use. CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.

Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of work.

Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water and wastewater.

Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.

Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

6. The development hereby permitted shall not be commenced (including any ground works or site clearance) until details of a scheme to eradicate and prevent the spread of invasive species has been submitted to and approved in writing by the local planning authority. Furthermore works should be implemented in accordance with the approved scheme.

Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

7. If any evidence of contamination is found during construction, in or around the development are, development must not proceed until the Local Planning Authority and PCC are notified, and a subsequent report on contamination of the site has been prepared by an appropriately qualified person and submitted and approved by the Local Planning Authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied until a Validation Report to show that the works have been satisfactorily carried out, has been submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the environment and future occupiers of

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the development.

8. Prior to any works taking place on site other than vegetation clearance, the applicant shall submit a plan which indicates the location of a works site compound and the maintenance of adequate turning space for construction vehicles so that they can enter and exit the trunk road in a forward gear. Such scheme as is agreed shall be implemented.

Reason: In the interests of highway safety and in accordance with Policy 53 of the Pembrokeshire Coast Local Development Plan.

9. All access and trunk road highway works shall be substantially complete prior to any further development on site and fully complete to the written satisfaction of the LPA prior to beneficial occupation.

Reason: In the interests of highway safety and in accordance with Policy 53 of the Pembrokeshire Coast Local Development Plan.

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

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

11. Before any housing construction work is commenced the access, estate road 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: In the interests of public amenity and convenience.

12. 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.

13. Under no circumstances should any structure be built over ordinary watercourses or within a minimum of 3 metres measured each side from the top of bank of any watercourse, or within a minimum of 3 metres measured each side from the outer face of a culvert, without the prior written agreement of the local land drainage authority.

Reason To ensure that access can be maintained for future maintenance to prevent flooding Policy 32 Surface Water Flooding.

14. Any existing watercourses, drains, ditches and outfalls which are disturbed by the proposals shall be suitably intercepted and redirected, to ensure that the existing local drainage network is not adversely affected. The developer must ensure that any necessary consents have been obtained before undertaking such works.

Reason To ensure that access can be maintained for future maintenance to prevent flooding Policy 32 Surface Water Flooding.

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15. Prior to commencement, the Applicant shall submit layout drawings which indicate a pedestrian link directly onto the PROW (PP16/1/1) in order to enable direct access onto the Public Right of Way network. Such link as is approved shall be implemented to finished levels prior to occupation of any dwelling hereby approved.

Reason: to meet the objectives of the PPW (Feb 2021) and to satisfy Policy 59 (Sustainable Transport), Policy 60 (Impacts of Traffic) and Policy 61 (Cycleways and Shared Use Paths) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).

16. Prior to the building of any dwellings, the internal access road will be constructed up to base core level with surface level binding to be implemented upon completion of construction. Should the applicant wish to offer up the internal access road for adoption, the applicant will be required to enter into a S38 agreement and ensure that the internal access road and footways are constructed up to design standards. **Reason:** to meet the objectives of the PPW (Feb 2021) and to satisfy Policy 59 (Sustainable Transport), Policy 60 (Impacts of Traffic) and Policy 61 (Cycleways and Shared Use Paths) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).

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

Reason: to meet the objectives of the PPW (Feb 2021) and to satisfy Policy 59 (Sustainable Transport), Policy 60 (Impacts of Traffic) and Policy 61 (Cycleways and Shared Use Paths) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).

18. Any surface water runoff shall be trapped and disposed of so as not to flow onto the public highway.

Reason: to meet the objectives of the PPW (Feb 2021) and to satisfy Policy 59 (Sustainable Transport), Policy 60 (Impacts of Traffic) and Policy 61 (Cycleways and Shared Use Paths) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).

19. The proposed development shall be completed in full adherence to the arboricultural details submitted to the LPA (PC21-220). 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. Proof will be demonstrated through the submission of a single report, which summarises the details of each project arboriculturist visit, including where relevant photographic evidence of adherence to the BS5837:2012.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and

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Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders

20. The landscaping works shall be carried out in accordance with Landscape Management Plan - Rev 02-13/06/2023 during the first planting season immediately following completion of the development. The completed scheme shall be managed and maintained in accordance with the approved scheme of management and maintenance. 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: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders.

Trunk Road Informatives:

1. The Applicant shall commission and pay for a Safety Audit of the scheme, (Stages 1 – 4 – for which the process has started.) in accordance with the Design Manual for Roads and Bridges GG119. The Applicant shall agree the required measures with the Welsh Government before works commence on site and will be responsible for meeting all costs associated with these works.
2. No drainage from the development site shall be connected to or allowed to discharge into the trunk road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the trunk road.
3. Any works undertaken within or forming part of the highway shall meet the requirements of Section 184 of the Highways Act 1980, and shall only be commenced with the specific agreement of the Welsh Government.
4. The Applicant shall take due care and attention to avoid the deposit of mud on the road from construction vehicles using the access.
5. The Applicant shall agree with the SWTRA a system of temporary road signing in accordance with Chapter 8 of the Traffic Signs Manual and the Safety at Streetworks and Roadworks Code of Practice

PCC Highways Informative

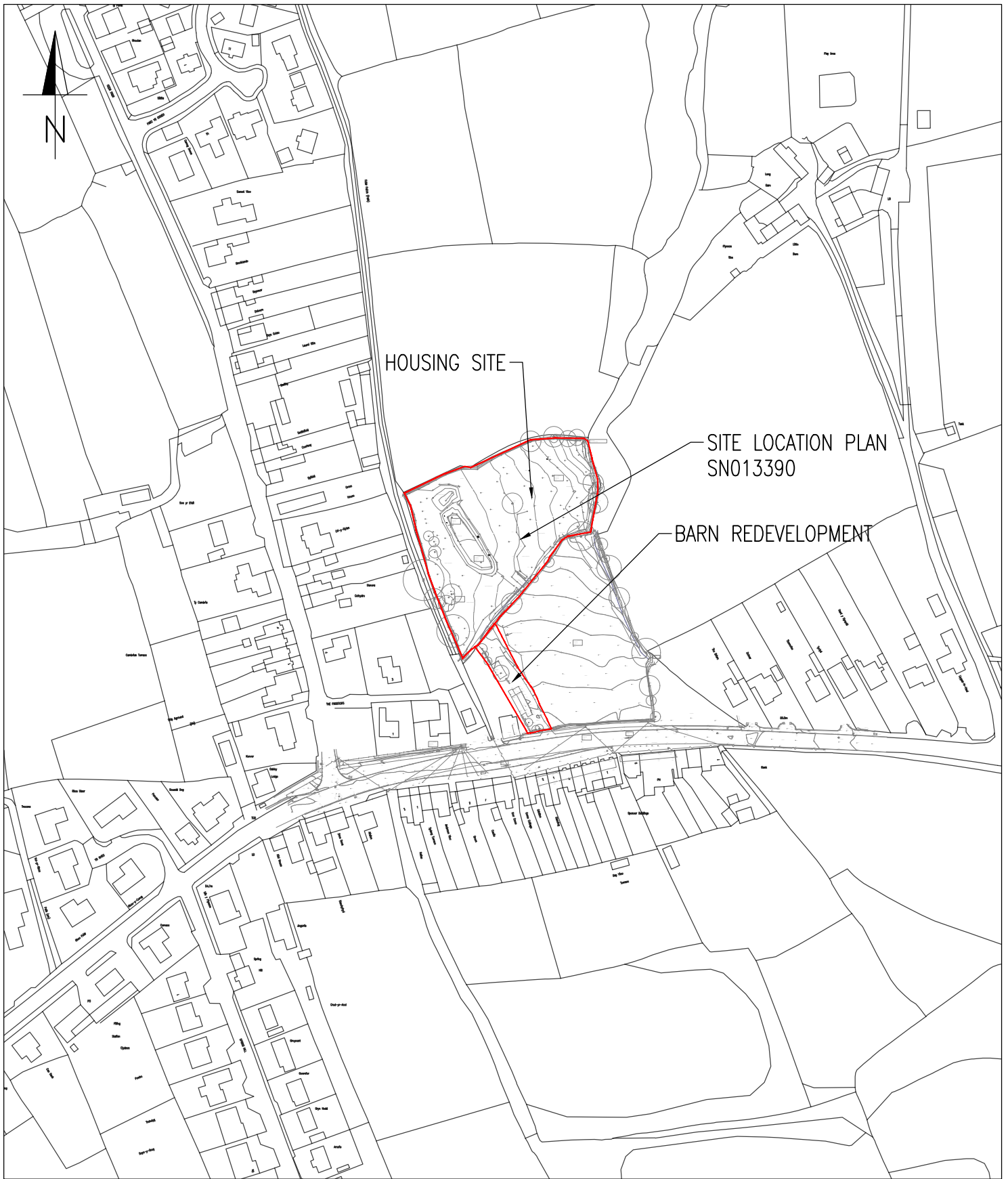
1) If planning is granted, the applicant/ developer shall advise the County Highway Authority if it is their intention to offer the road up for adoption and enter into a Section 38 Roads Adoption Agreement or whether the development will remain private. The Highways Development Team can be contacted via hwdcconsult@pembrokeshire.gov.uk

2) Section 59 of the Highways Act permits the Highway Authority to charge

Item 5 - Report on Planning Applications

developers for damage caused by excessive weight and movements of vehicles to and from a site. The highway Authority will pass on the cost of any excess repairs compared to the normal maintenance costs to the applicant/organisation responsible for the damage.

3) The developer is reminded it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders. (Highways Act 1980, Sections 131, 148 and 149).



Structural & Civil Engineering Consultants

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web www.cb3consult.co.uk

Project

PHASE TWO HOUSING DEVELOPMENT AT
THE BARN, DINAS CROSS
PEMBROKESHIRE

Drawing Title

SITE LOCATION PLAN

Client



Project No.

C1996

Drawing No.

C-SK05

Scales

1:2500

Date

22.10.22

Revision

Drawn

CH

Checked

DH

Sheet Size

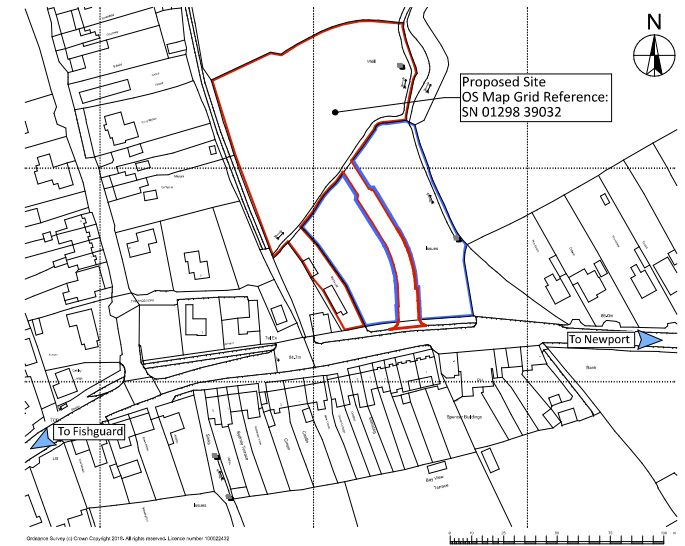
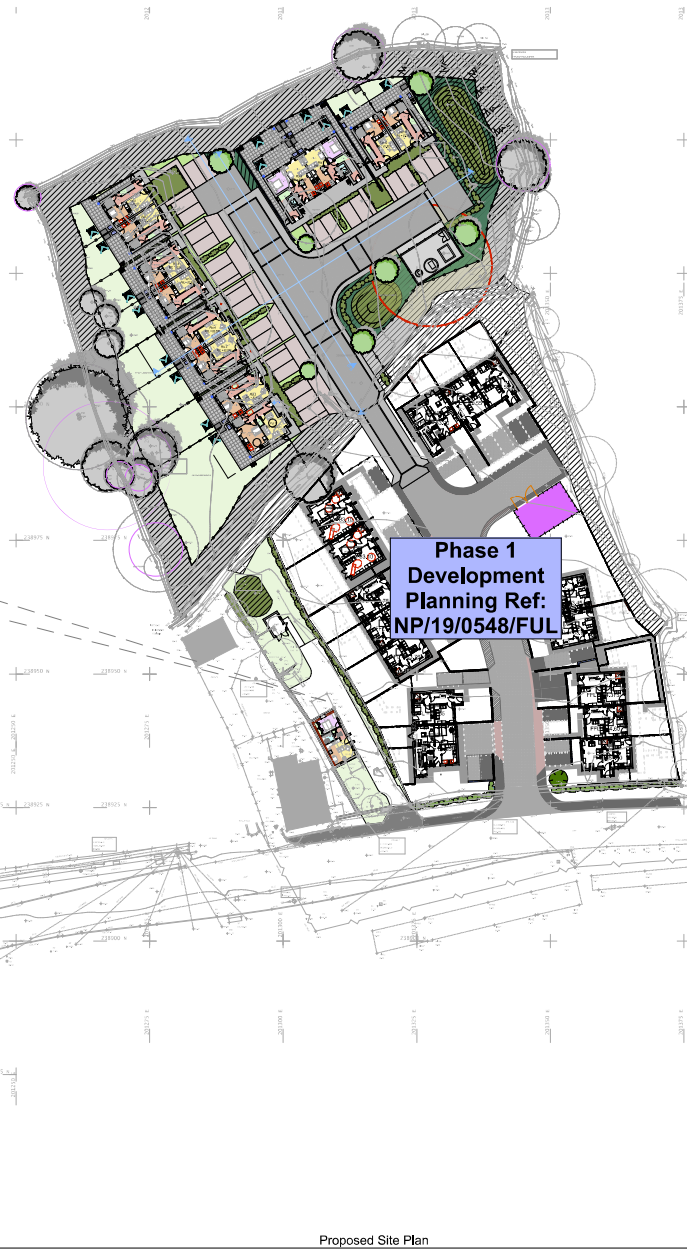
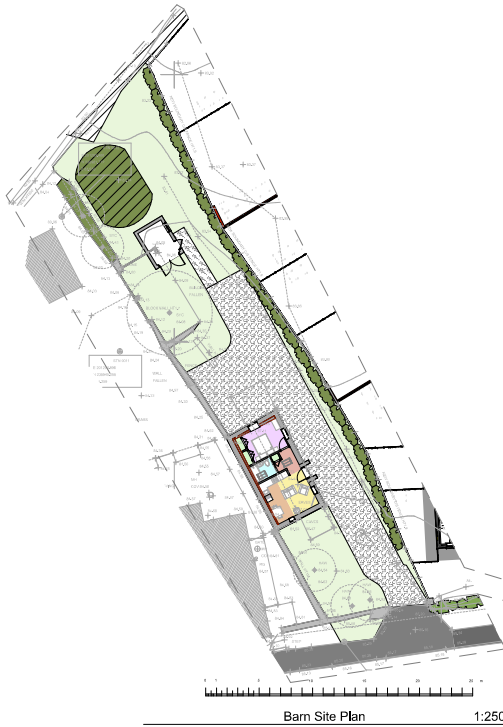
A4

—

Status

INFORMATION

Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.



Legend:

- Indicates Application Site Boundary
- Indicates Application Ownership

Revision:	Date:	By:
REV A - Existing boundary line adjacent to barn updated.	19 Dec 2022	SP/NE
REV B - Red boundary line updated to include access road.	2 Mar 2023	SE/RH
REV C - Red boundary line adjacent to barn updated.	7 Mar 2023	SE

Notes:

- OS Map for site location purposes only.
- OS Map on proposed site plan, not shown for clarity.

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Pembroke Dock,
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SA62 7JQ

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Wales & West
Housing

Client:
Tal Wales and West
Housing Association

Scale: Noted
Date: Oct '22
Drawn: SE/NE/RH

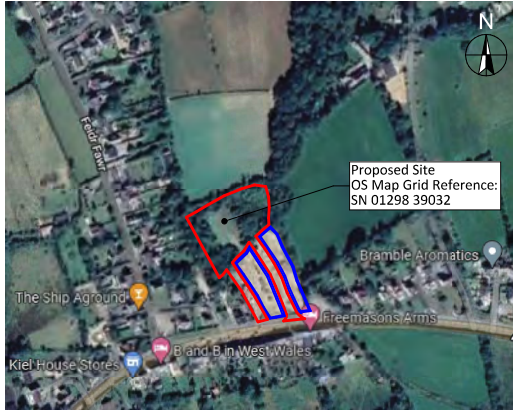
Job Title:
Phase 2 Development, Land North of Bay View Terrace,
Dinas Cross, Newport, Pembrokeshire.

Drawing Title:
PLANNING DRAWINGS
Proposed Site Plan

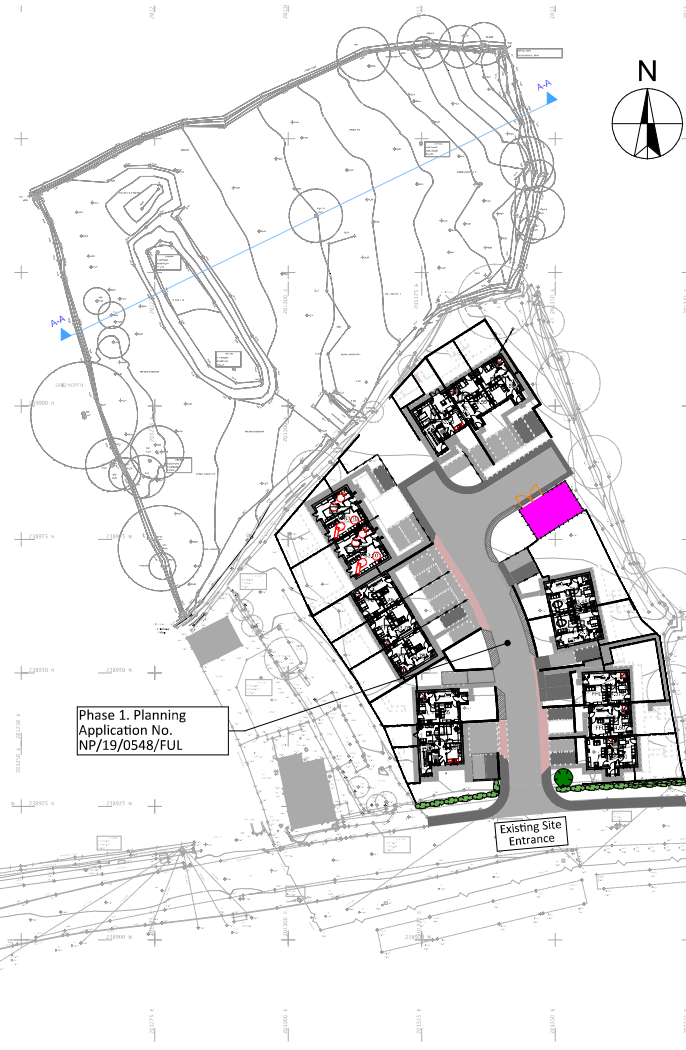
Page 54 of 87

R543 P-02-C

Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.

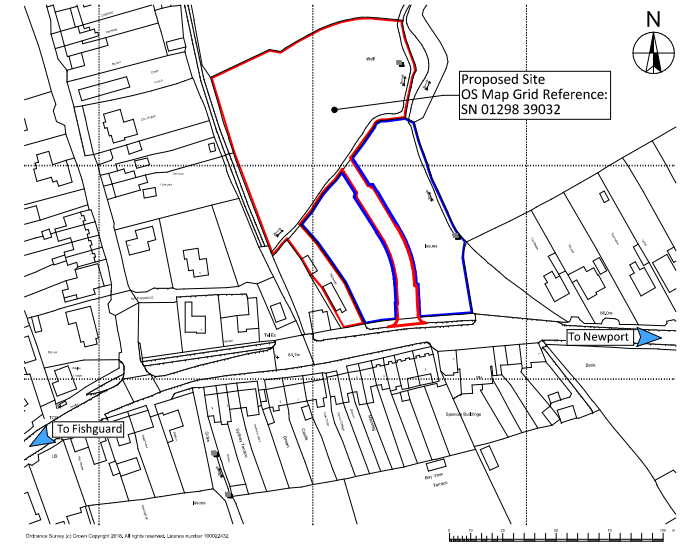


Aerial View

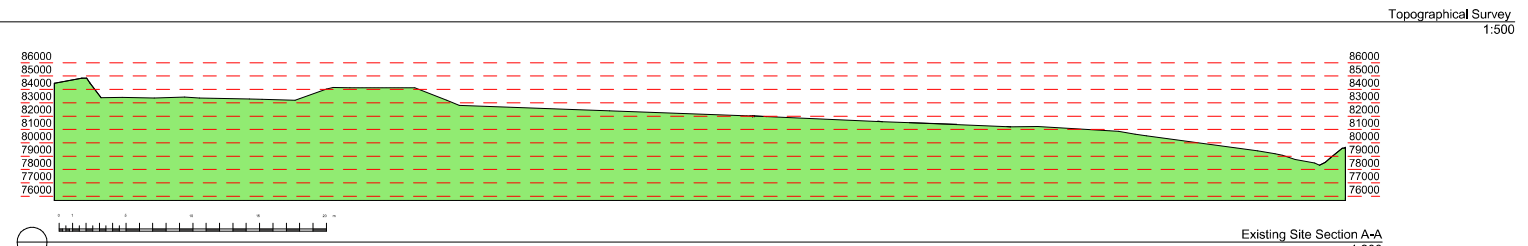


Phase 1. Planning
Application No.
NP/19/0548/FUL

Existing Site
Entrance



Site Location Plan
1:1250



Topographical Survey
1:500

Existing Site Section A-A
1:200

Revision:	Date:	By:	Notes:
REV A - existing boundary line adjacent to barn updated.	30 Jan 2023	SP/MS	1. OS Map for site location purposes only.
REV B - Red boundary line updated to include access road.	2 Mar 2023	SE/RH	2. OS Map on proposed site plan, not shown for clarity.
REV C - Red boundary line adjacent to barn updated.	7 Mar 2023	SE	

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Wales & West
Housing

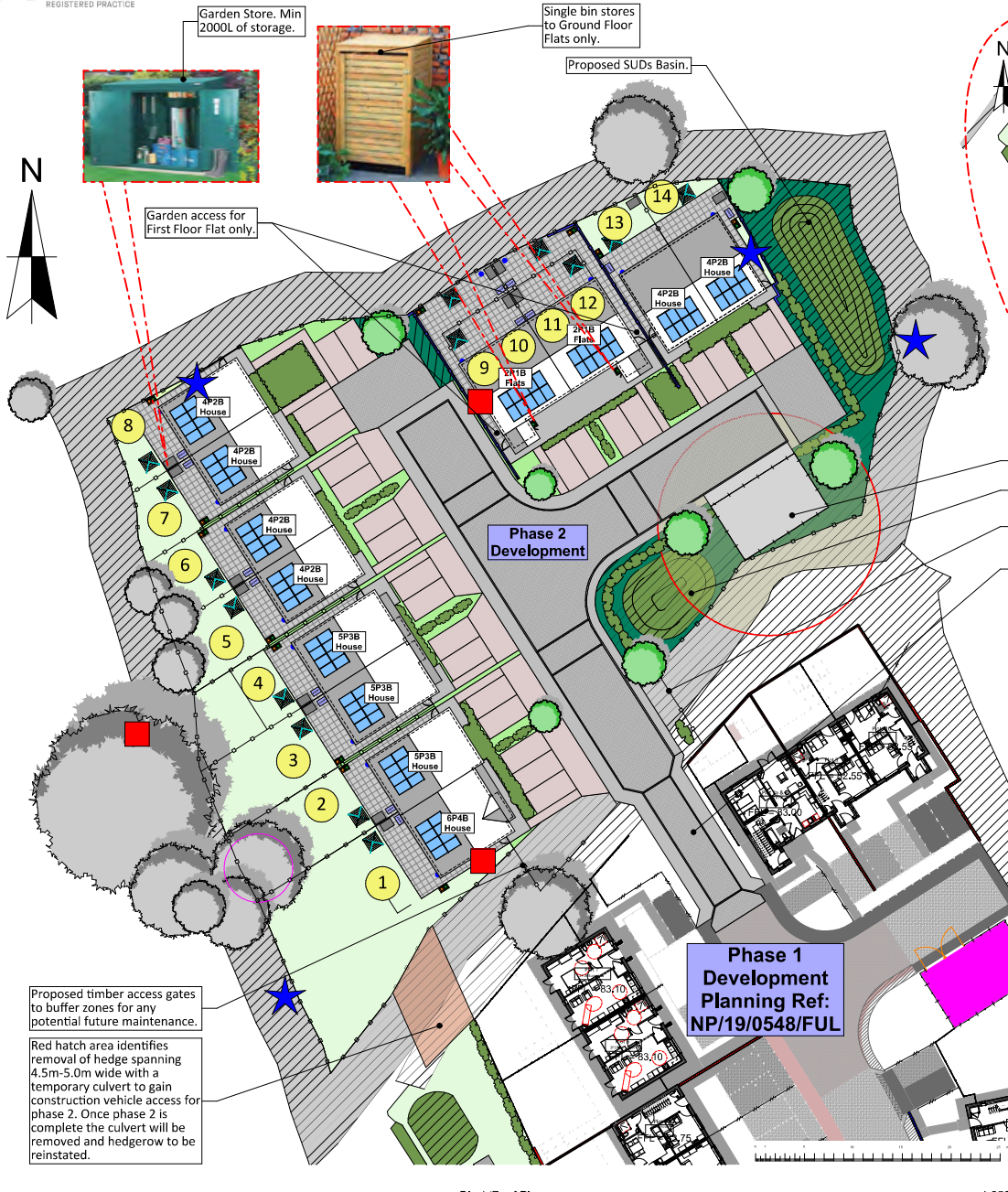
Client:
Tal Wales and West
Date: Oct '22
Scale: Noted
Drawing Title:
Topographic Site Plan,
OS Map Location Plan & Site Section

Page 55 of 87

Job Title:
Phase 2 Development, Land North of Bay View Terrace,
Dinas Cross, Newport, Pembrokeshire.

R543 S-01-C

Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.



Garden Store. Min 2000L of storage.

Single bin stores to Ground Floor Flats only.

Proposed SUDs Basin.

Garden access for First Floor Flat only.

Phase 2 Development

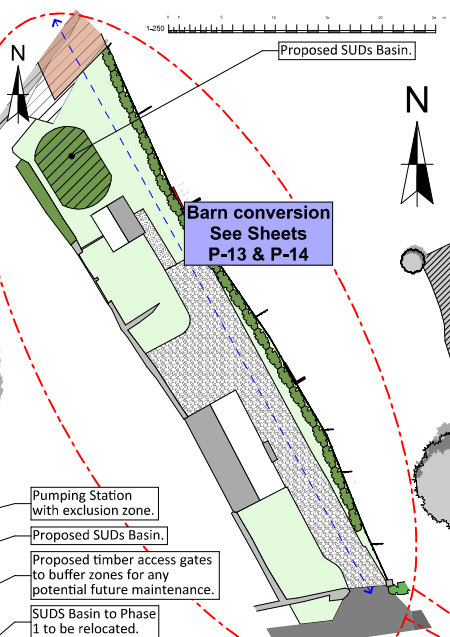
Phase 1 Development
Planning Ref:
NP/19/0548/FUL

Block/Roof Plan

1:250

Proposed timber access gates to buffer zones for any potential future maintenance.

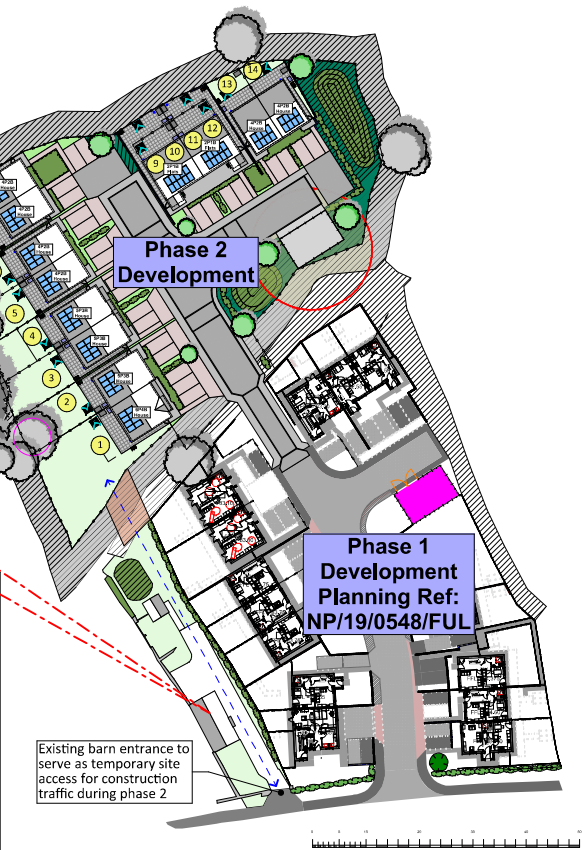
Red hatch area identifies removal of hedge spanning 4.5m-5.0m wide with a temporary culvert to gain construction vehicle access for phase 2. Once phase 2 is complete the culvert will be removed and hedgerow to be reinstated.



Pumping Station with exclusion zone.
Proposed SUDs Basin.
Proposed timber access gates to buffer zones for any potential future maintenance.
SUDs Basin to Phase 1 to be relocated.

Key/Legend:

- Timber Post & Rail Fencing
- 1.8m High hit & miss Timber Boundary Fence
- 1.8m High green powder coated mesh fencing to Pumping Station
- Indicates Rear Gardens
- Indicates Front Gardens
- Indicates Retaining Wall
- Indicates Patio Areas
- Indicates Garden Store - Min 2000 Litres
- Indicates Rainwater butt
- Indicates Bin Storage
- Indicates rotary washing line
- Indicates Air source Heat Pump Location. (TBC)
- Indicates 5.0m Wide Perimeter Ecological Buffer
- Indicates SUDs Infiltration Features. TBC by Engineer.
- Indicates Informal Open Space
- Indicates Bird Box. See Ecologist Report (TBC)
- Indicates Bat Box. See Ecologist Report (TBC)
- Indicates tree root protection zones.



Block/Roof Plan

1:500

Existing barn entrance to serve as temporary site access for construction traffic during phase 2

House Type Mix

- 4 x Social Rented - 2 Person 1 Bedroom Flats Plots 9 - 12
- 6 x Social Rented - 4 Person 2 Bedroom Houses Plots 5, 6, 7, 8 13 & 14
- 3 x Social Rented - 5 Person 3 Bedroom Houses Plots 2, 3 & 4
- 1 x Social Rented - 6 Person 4 Bedroom Houses Plot 1
- 1 x Market Sale - Existing Outbuilding/Barn

Total number of units = 15

Revision:	Date:	By:	Notes:
REV A - Tracking boundary line adjacent to barn updated.	19 Dec 2022	SP/NC	1. OS Map for site location purposes only.
REV B - Drawing updates to include access gates to buffer zones & Temporary construction access for phase 2.	31 Jan 2023	SP	2. OS Map on proposed site plan, not shown for clarity.

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Wales & West
HOUSING

Client: Tal Wales and West
Job Title: Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.

Scale: Noted
Date: Oct 22
Drawn: SP/NC
Checked: SP/NC

Drawing Title: PLANNED GREENNESS Proposed Block/Roof Plan

Page 56 of 87

R543 P-03-B



Site Plan External Finishes Plan

1:250

Material Finishes

- Central, Thrutone Textured Slates, Colour: Blue/Black; with black angled ridge tiles to match
- Sand/Cement Render, Colour: Polar White; with Blue Facing brickwork plinth.

Note: Render finishes to be either textured or smooth

General Notes:

- New half round, Upvc gutters, colour: black
- New half round, Upvc downpipes, colour: black
- New Upvc fascia and barge boards, colour: white
- New Upvc windows, colour: white, concrete sills, colour: Natural
- New external composite, PAS 24 front door
- New external composite, PAS 24 back door

- /// Indicates Post & Rail Fencing
- Indicates 1.8m High Hit & Miss Boundary Fence.
- +— Indicates 1.8m High green powder coated mesh fencing to Pumping Station
- ▲ Indicates composite PAS 24 Front Door; Colour: Teal
- ▲ Indicates composite PAS 24 Front Door; Colour: Birtley Blue
- ▲ Indicates composite PAS 24 Front Door; Colour: White

Example Doors TBC

Revision:	Date:	By:	Notes:

15 Main Street,
Parduburna,
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Housing Association
Job Title:
Phase 2 Development, Land North of Bay View Terrace,
Dinas Cross, Newport, Pembrokeshire.

Scale: Noted
Date: Oct '22
Drawn: JWB/RSB

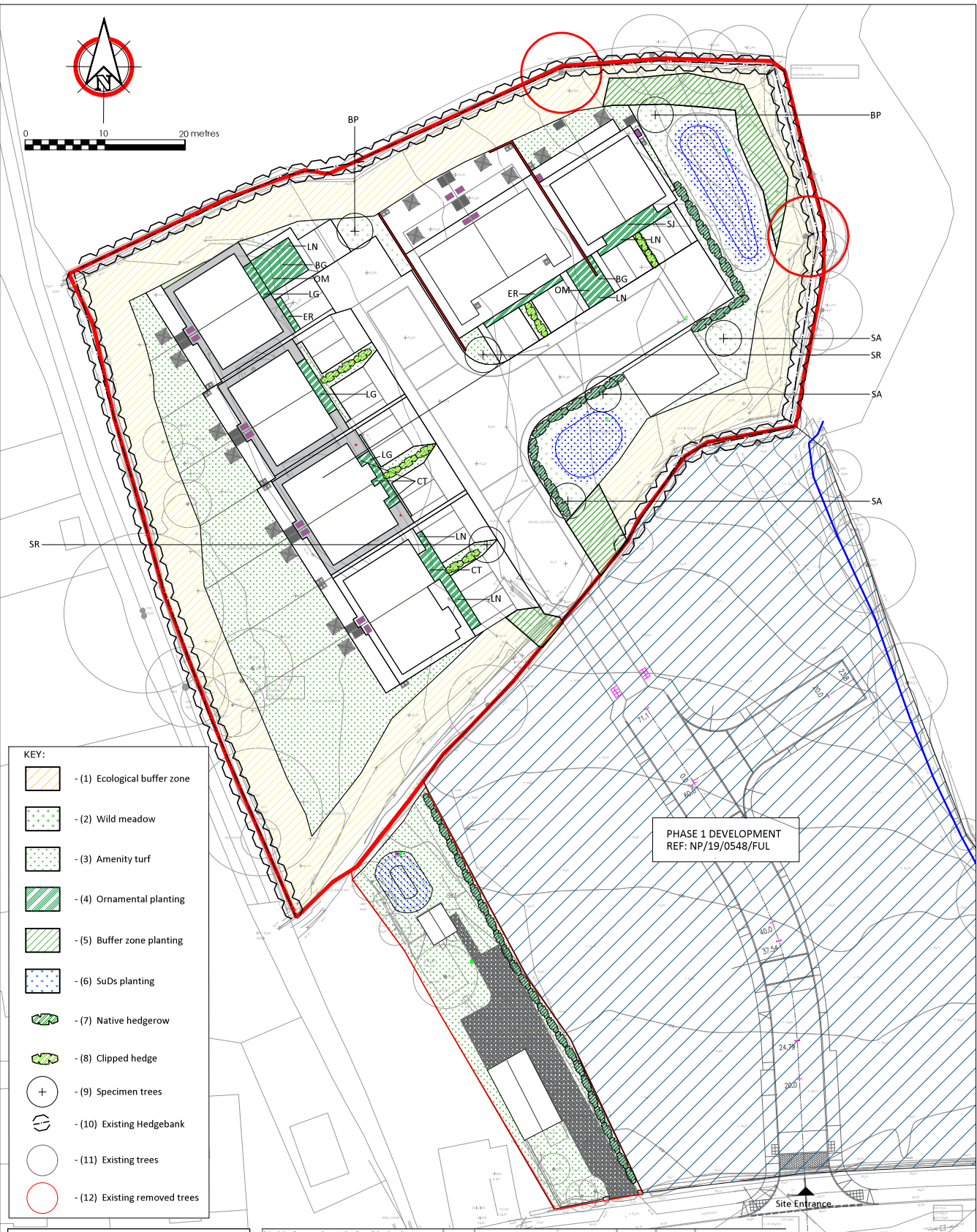
Drawing Title:
PLANNING DRAWINGS-
External Finishes Site Plan

Page 57 of 87

R543 P-07

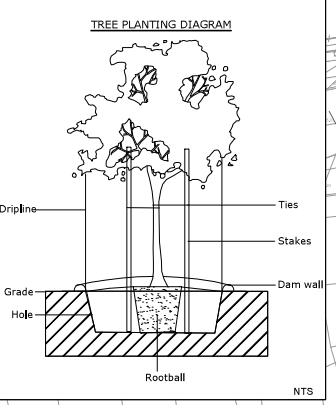
Proposed Housing Development, Phase 2 - Land North of Bayview Terrace, Dinas Cross, Newport

Planting Plan



KEY:

- (1) Ecological buffer zone
- (2) Wild meadow
- (3) Amenity turf
- (4) Ornamental planting
- (5) Buffer zone planting
- (6) SuDs planting
- (7) Native hedgerow
- (8) Clipped hedge
- (9) Specimen trees
- (10) Existing Hedgebank
- (11) Existing trees
- (12) Existing removed trees



Schedule of proposed vegetation for soft landscaping

No	Latin Name	Common Name	Code	Specs	Form	Vol Proc.	Total	Planting Info
1	<i>Liriodendron tulipifera</i>	Street Birch	BP	Heavy Standard, 3.8.5m height	Feathered tree	Y	2	
2	<i>Betula vulgaris</i>	Rowan	BR	Heavy Standard, 3.8.5m height	Feathered tree	Y	3	Ref. Planting Diagram
3	<i>Salix viminalis</i>	White Birch	WB	Heavy Standard, 3.8.5m height	Feathered tree	Y	4	
Native Hedgerow								
4	<i>Crataegus monogyna</i>	Hawthorn	HA	400-600mm height	Whip	Y	200	
5	<i>Crataegus monogyna</i>	Common Hawthorn	HA	400-600mm height	Whip	Y	250	Plant species in mixed drifts
6	<i>Sambucus nigra</i>	Elm/Flower	EF	400-600mm height	Whip	Y	85	18-21.20m apart with 15cm between trees. Stake with
7	<i>Salix viminalis</i>	Willow	WB	400-600mm height	Whip	Y	85	Native species. Stake with
8	<i>Viburnum dentatum</i>	Wayfaring tree	WT	400-600mm height	Whip	Y	85	Native species and bamboo cane
9	<i>Viburnum dentatum</i>	Wayfaring tree	WT	400-600mm height	Whip	Y	85	
Clipped Hedging								
10	<i>Viburnum dentatum</i>	Wayfaring tree	WT	100-120, 60-80 cm height	Plotted plant	N	80	Staggered 2m/2
Shubs & Ornamental Planting								
11	<i>Thuja occidentalis</i>	European yew	EU	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
12	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
13	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
14	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
15	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
16	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
17	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
18	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
19	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
20	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
21	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
22	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
23	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
24	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
25	<i>Coronilla varia</i>	Hard chrysanthemum	CH	100-120, 40-60 cm height	Plotted plants	N	25	3 plants/m ²
Wild Meadow Planting								
26	<i>Emorogata Seed</i>	Wet Soil Meadow Seed	ES	Seed	Seed	Y	500	Spaced
27	<i>Emorogata Seed</i>	Wet Soil Meadow Seed	ES	Seed	Seed	Y	500	Spaced
28	<i>Emorogata Seed</i>	Wet Soil Meadow Seed	ES	Seed	Seed	Y	500	Spaced

CONTRACTOR SHALL OBTAIN NECESSARY PERMISSIONS FROM THE PROPERTY OF THE LANDSCAPING AND PLANTING TO THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN PERMISSIONS FROM THE PROPERTY OF THE LANDSCAPING AND PLANTING TO THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN PERMISSIONS FROM THE PROPERTY OF THE LANDSCAPING AND PLANTING TO THE CONTRACTOR.

ALL RELEVANT DETAIL LEVELS AND DIMENSIONS ARE TO BE CHECKED ONCE WORK HAS COMMENCED TO ENSURE THAT THE WORK IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER.

THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL ENVIRONMENTAL REGULATIONS AND LOCAL AUTHORITY REGULATIONS.

ALL DIMENSIONS ARE GIVEN IN METERS. DO NOT SCALE THE DRAWING.

REVISIONS:

No.	DATE	DESCRIPTION
01.	01/11/22	Amend planting schedule
02.	23/01/23	Amend buffer planting schedule
03.	13/06/23	Amend BZ planting numbers

NOTES:

GENERAL PLANTING SPECIFICATIONS

Establishment

Hedging plants are to be planted at 8 plants per linear meter. They should be planted in a staggered fashion, with random distribution of the different species throughout the hedge. Each plant should be protected and supported using a 38mm spiral guard and bamboo cane, 600mm in height.

All trees should be staked using staggered wooden posts 60mm in diameter and 1.8 meters in length. They should be secured to the stakes with rubber banding. (Ref. Tree planting diagram)

All meadow areas should be sown using a Emorogata Seed - Wet soil meadow Seed Mix at a sowing rate of 5g/m² onto weed free topsoil with a fine 10/10.

Meadow areas should be seeded between March and September.

Ornamental planting should take place between November and the end of March.

All ornamental and hedgerow planting should be top dressed with a 50mm layer of bark mulch to suppress weed growth.

All Tree and Hedge Planting should take place between the end of November and the end of February.

Maintenance

All plant material should be watered after planting and also during dry spells or if material shows signs of wilting or stress.

Any weeds present should be removed.

All dead or dying plants should be removed and replaced within the first five years.

Native hedges should be cut once they have reached their desired height 1800-3000mm.

Tree Stakes and banding should be checked every year and loosened if required. Stakes can be removed within 3-5 years.

Lawn mowing should be carried out between the months of March and October. On average twice a week during summer and once a week during spring and autumn.

PROJECT:
PROPOSED DEVELOPMENT, PHASE 2 - LAND NORTH OF BAYVIEW TERRACE, DINAS CROSS, NEWPORT

DESCRIPTION:
PLANTING PLAN



DRAWN BY
RDS

CHECKED BY
.....

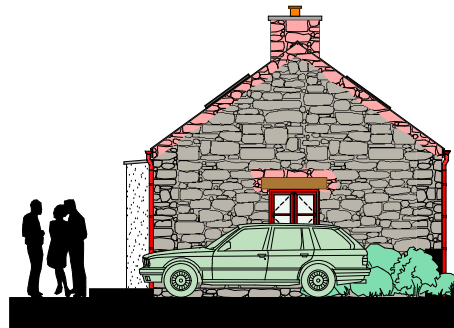
Proposed Barn Conversion, Land East of Myrtywydd, Dinas Cross, Pembrokeshire SA42 0UR

low voltage downward facing external light



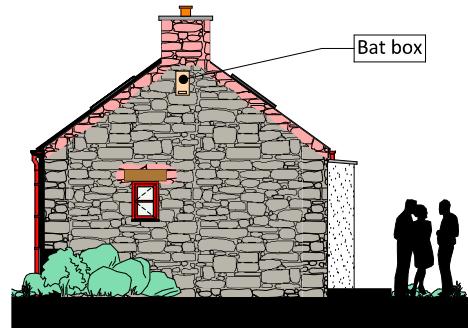
Front Elevation (north-east)

1:100



Side Elevation (north-east)

1:100



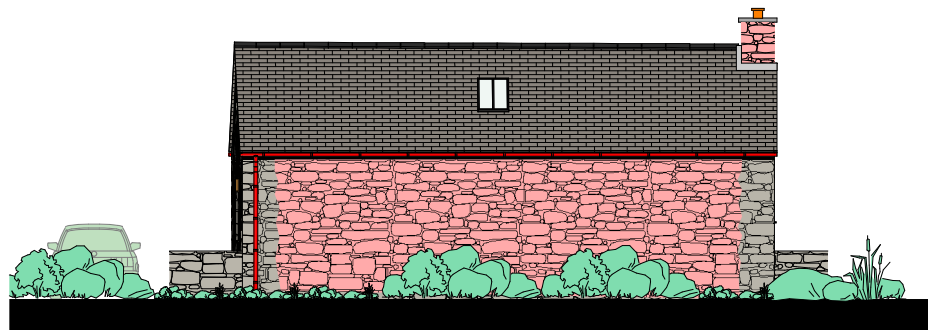
Side Elevation (south-east)

1:100

Legend

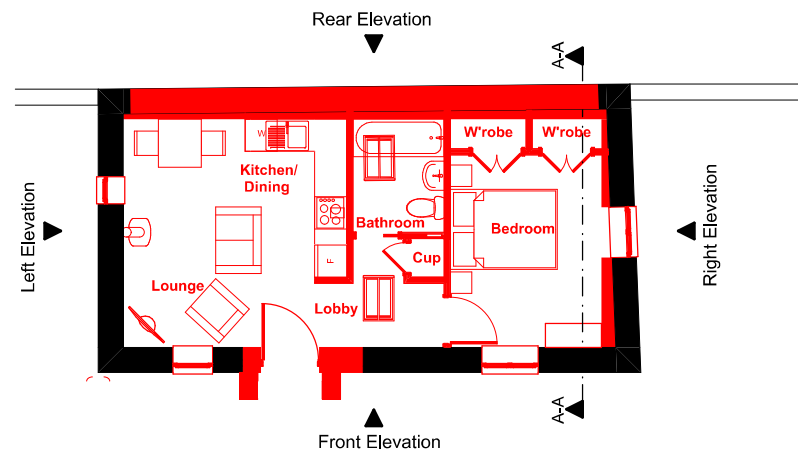
- Proposed natural slate roof; colour: grey/black
- Proposed lead core rolled porch roof; colour: natural
- Proposed conservation roof window; colour: black
- Existing random rubble wall to be re-pointed & rendered porch walls; colour: white
- Proposed Painted timber windows; colour: red
- Proposed Painted timber doors; colour: red
- UPVC fascia; colour: black
- UPVC guttering & downpipes; colour: red

Identifies new stonework
 Identifies retained stonework to be newley pointed



Rear Elevation (south-east)

1:100



Ground Floor Plan

1:100

Revision:	Date:	By:

Notes:

16 Main Street,
Fishguard,
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design@rlharchitectural.com
www.rlharchitectural.com

Client:
Tai Wales & West
Housing Association

Scale: Noted
Date: Oct 2021
Drawn: SP/RH

Drawing Title:
PLANNING DRAWINGS -
Outbuilding Floor Plan,
Elevations & 3D Views

Job Title:
Proposed Barn Conversion, Land East of Myrtywydd,
Dinas Cross, Pembrokeshire SA42 0UR

R503 P-13
Page 59 of 87

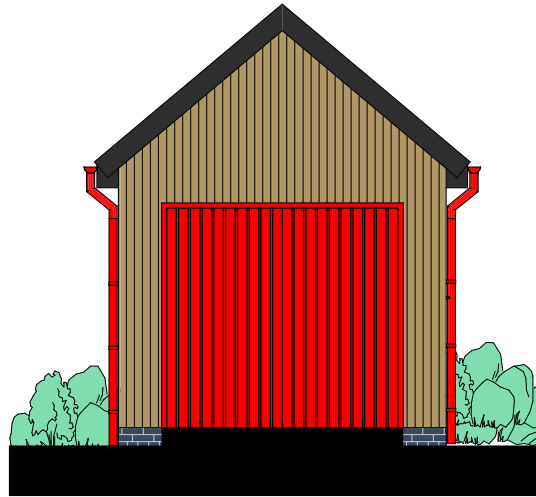
Proposed Barn Conversion, Land East of Myrtywydd, Dinas Cross, Pembrokeshire SA42 0UR



Front Elevation

1:50

low voltage downward facing external light

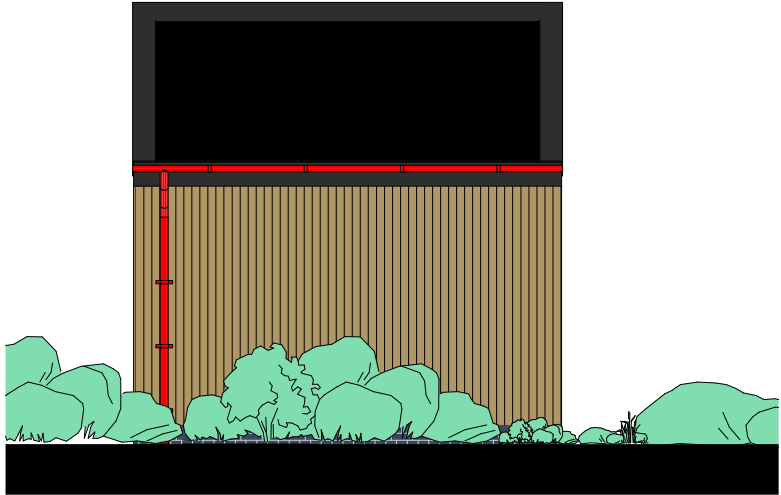


Left Elevation

1:50

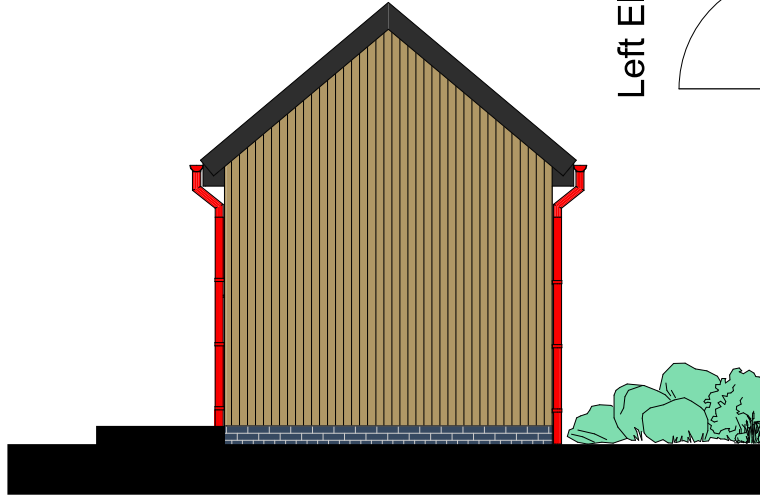


Rear Elevation



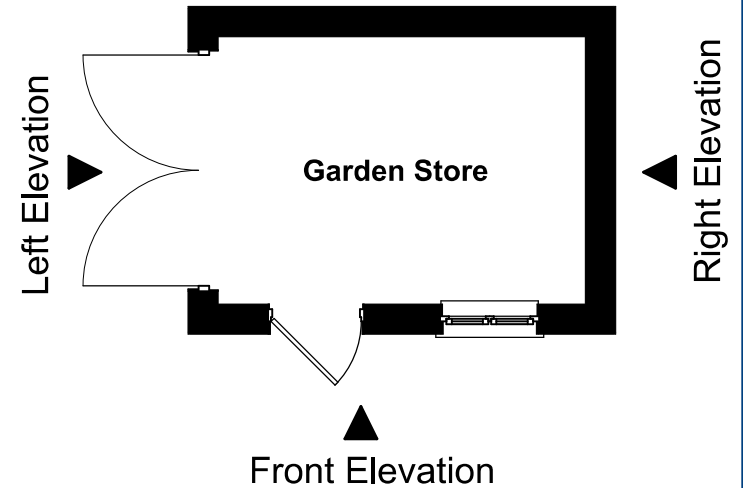
Rear Elevation

1:50



Right Elevation

1:50



Garden Store

Front Elevation

Ground Floor Plan

1:50

Legend

- Proposed timber clad shed; colour: natural
- Proposed corrugated metal roof; colour: grey/black
- Proposed Painted timber windows; colour: red
- Proposed Painted timber doors; colour: red
- UPVC fascia; colour: black
- UPVC guttering & downpipes; colour: red
- Proposed brickwork plinth; colour: blue

Revision:	Date:	By:

Notes:

16 Main Street,
Ffrhgwad,
Pembrokeshire,
SA66 9LJ
01348 435004/06
design@rlharchitectural.com
www.rlharchitectural.com

Client:
Tai Wales & West
Housing Association

Job Title:
Proposed Barn Conversion, Land East of Myrtywydd,
Dinas Cross, Pembrokeshire SA42 0UR

Scale: Noted
Date: Oct 2021
Drawn: SP/RH

Drawing Title:
PLANNING DRAWINGS -
'Garden Store Floor Plan,
Elevations & 3D Views

Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.





Product :- UPVC Casement Window
Company:- TBC
Colour:- White



Product :- Composite PAS 24 Front Door
Company:- TBC
Colour:- Teal, Royal Blue & White



Product :- Slate Roofs
Company:- Cedral
Colour:- Thrutone Textured Blue/Black




Product :- Painted Texture Sand/Cement Render
Colour:- Polar White/Off White



Product :- Hit & Miss Fencing
Company:- TBC
Colour:- Natural with Concrete Post




Product :- Guttering & Downpipe
Colour:- Black UPVC



Product :- Permeable Tarmacadam Driveway



Product :- Permeable brick paving (To match phase 1)



Product :- Brick Plinth & Window Header
Company:- TBC
Colour:- Staffordshire blue

Revision:	Date:	By:

Notes:



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Pembrokeshire,
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design@rlharchitectural.com
www.rlharchitectural.com

Client:
Tai Wales and West
Housing Association

Scale: Noted
Date: Oct '22
Drawn: SE/RH

Drawing Title:
PLANNING DRAWINGS -
Proposed House Type
External Finishes Drawing

Job Title:
Phase 2 Development, Land North of Bay View Terrace,
Dinas Cross, Newport, Pembrokeshire.

R543 P-08
Page 61 of 87

Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.

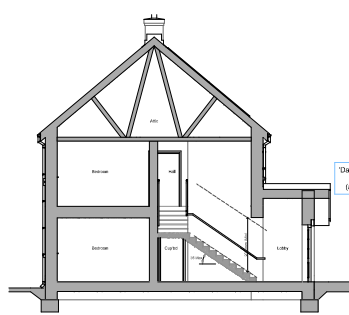
"Planning Drawings" - 2P1B Semi-Detached Flats Plots - 9-12



Front Elevation 1:100



Left-Side Elevation 1:100



Building Section 1:100



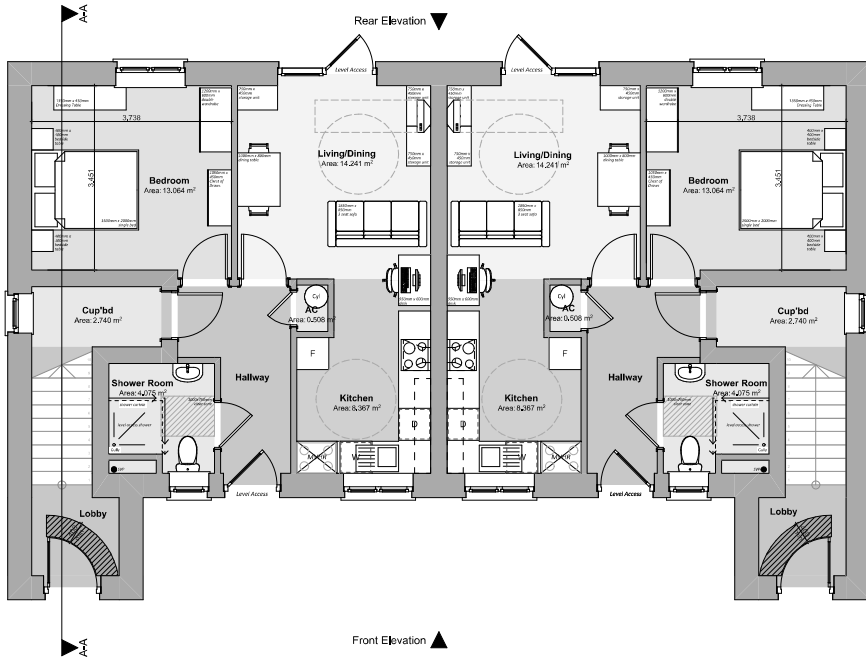
Rear Elevation 1:100



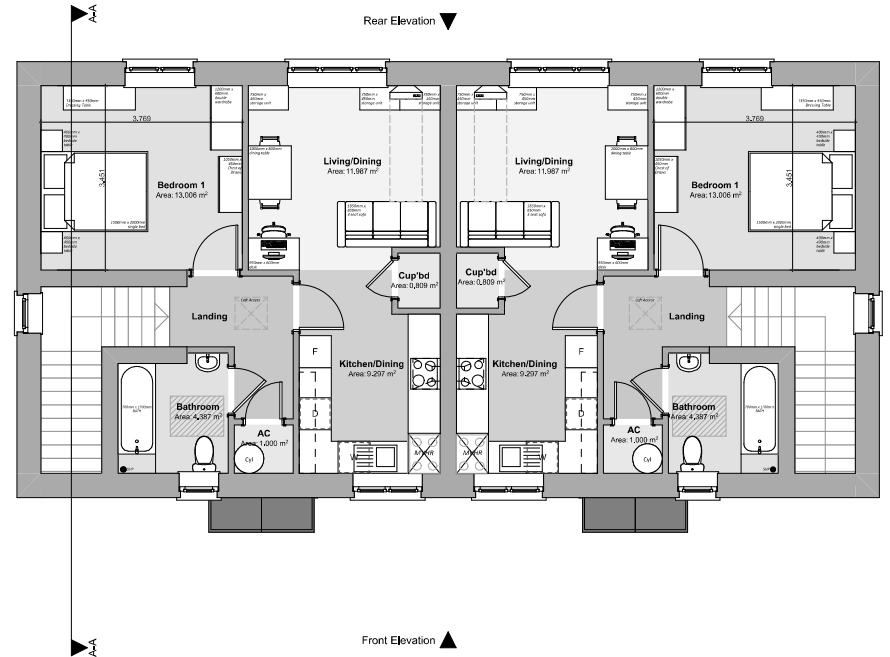
Right-Side Elevation 1:100

Floor Areas: Plots
 Total Gross Internal Ground Floor Areas = 50,789m²
 Total Gross Internal First Floor Areas = 96,621m²
 Total Gross Average Floor Area = 53,705m²

Storage Areas:
 (Storage Area excluding M&E Plant)
[Ground Floor Flat - Required Storage Space = 1.5m²]
 Ground Floor Storage Area = 2.74m²
[First Floor Flat - Required Storage Space = 1.5m²]
 First Floor Storage Area = 1.5m²



Ground Floor Plan 1:50



First Floor Plan 1:50

Revision:	Date:	By:	Notes:
1	24th Dec 22	SL	8. First floor storage areas updated



Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.

"Planning Drawings" - 5P3B Semi-Detached House Plot 3 & 4



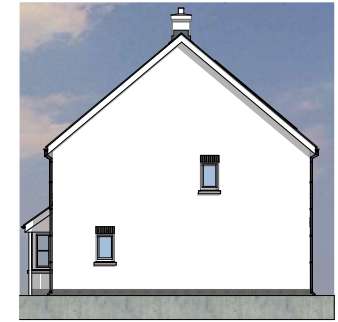
Front Elevation 1:100



Left-Side Elevation 1:100



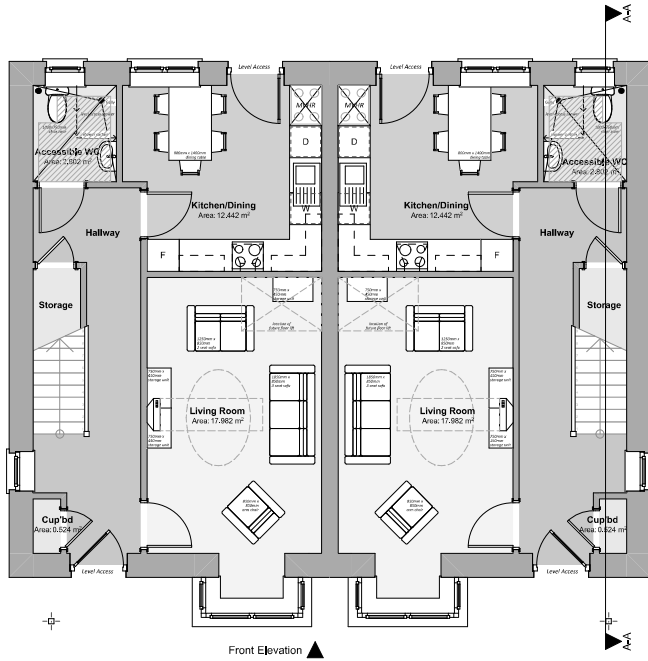
Rear Elevation 1:100



Right-Side Elevation 1:100

Rear Elevation ▼

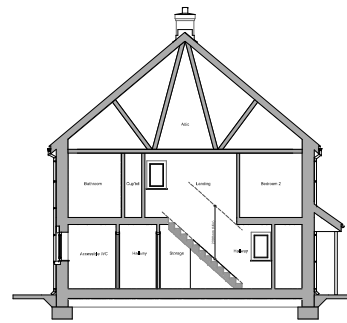
Rear Elevation ▼



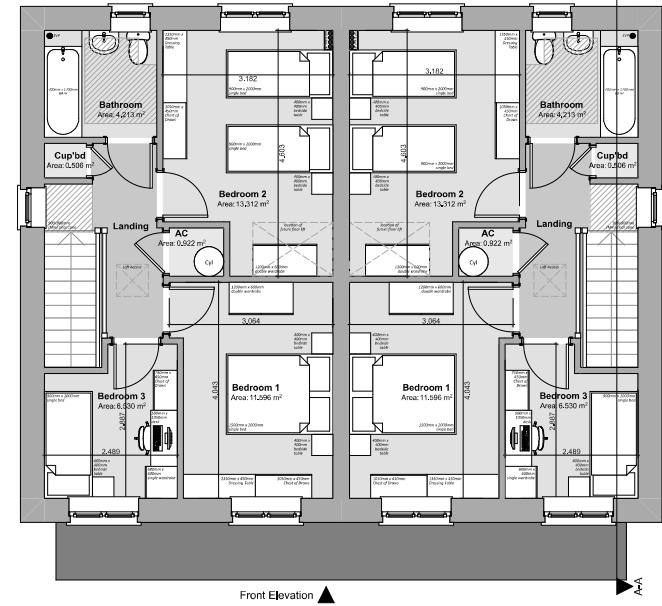
Ground Floor Plan 1:50

Floor Areas: 5P3B
 Total Gross Internal Ground Floor Area = 47.262m² (508.723sqft)
 Total Gross Internal First Floor Area = 47.262m² (508.723sqft)
 Total Gross Internal Area = 94.524m² (1017.446sqft)

Storage Areas: 5P3B
 (Storage Area excluding M&E Plant)
 [Required Storage Space = 2.5m³]
 Ground Floor Storage Area = 1.53m³
 First Floor Storage Area = 1.12m³
 Total dwelling Storage Area = 2.66m³



Building Section 1:100



First Floor Plan 1:50

Revision:	Date:	By:	Notes:
1. Storage area added	24th Dec 22	SL	

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Client: Tal Wakis and West
 Planning Association
 Date: Oct 22
 Scale: Noted
 Drawing Title: 5P3B Semi-Detached House - Floor Plans, Elevations & Section

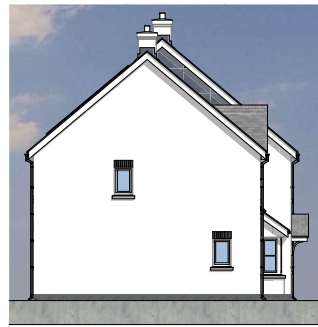
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 Scale: Noted
 Date: Oct 22
 Drawing Title: 5P3B Semi-Detached House - Floor Plans, Elevations & Section
R543 P-11A

Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.

"Scheme Drawings" - 6P4B & 5P3B Semi-Detached House Plots 1 & 2



Front Elevation 1:100



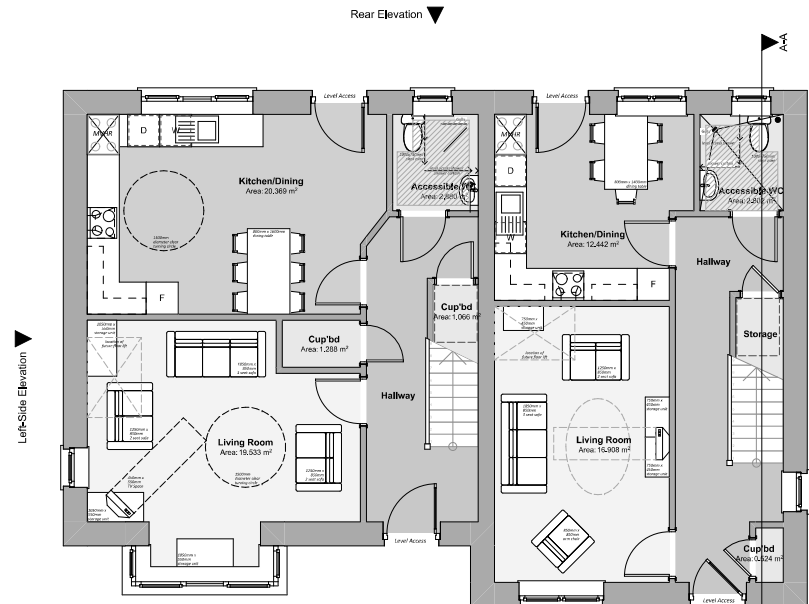
Left-Side Elevation 1:100



Rear Elevation 1:100



Right-Side Elevation 1:100



Front Elevation

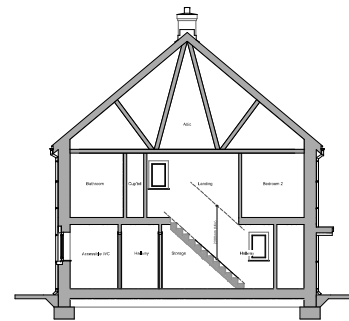
Ground Floor Plan 1:50

Floor Areas: 5P3B - Plot 2
 Total Gross Internal Ground Floor Area = 47.262m² (508.723sqft)
 Total Gross Internal First Floor Area = 47.262m² (508.723sqft)
 Total Gross Internal Area = 94.524m² (1017.446sqft)

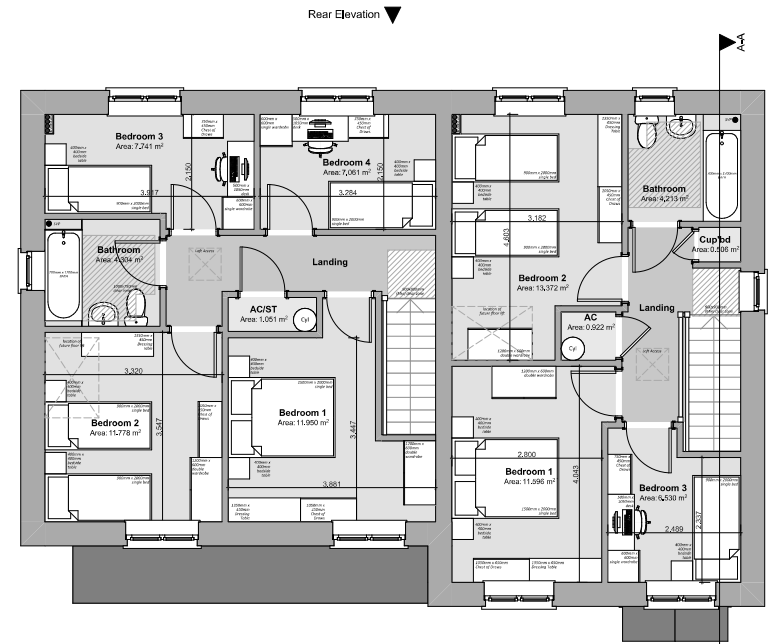
Storage Areas: 5P3B - Plot 2
 (Storage Area excluding M&E Plant)
 [Required Storage Space = 2.5m³]
 Ground Floor Storage Area = 1.53m³
 First Floor Storage Area = 1.12m³
 Total dwelling Storage Area = 2.65m³

Floor Areas: 6P4B - Plot 1
 Total Gross Internal Ground Floor Area = 56.143m² (604.318sqft)
 Total Gross Internal First Floor Area = 56.143m² (604.318sqft)
 Total Gross Internal Area = 112.286m² (1208.636sqft)

Storage Areas: 6P4B - Plot 1
 (Storage Area excluding M&E Plant)
 [Required Storage Space = 3.0m³]
 Ground Floor Storage Area = 2.26m³
 First Floor Storage Area = 0.86m³
 Total dwelling Storage Area = 3.12m³



Building Section 1:100



Front Elevation

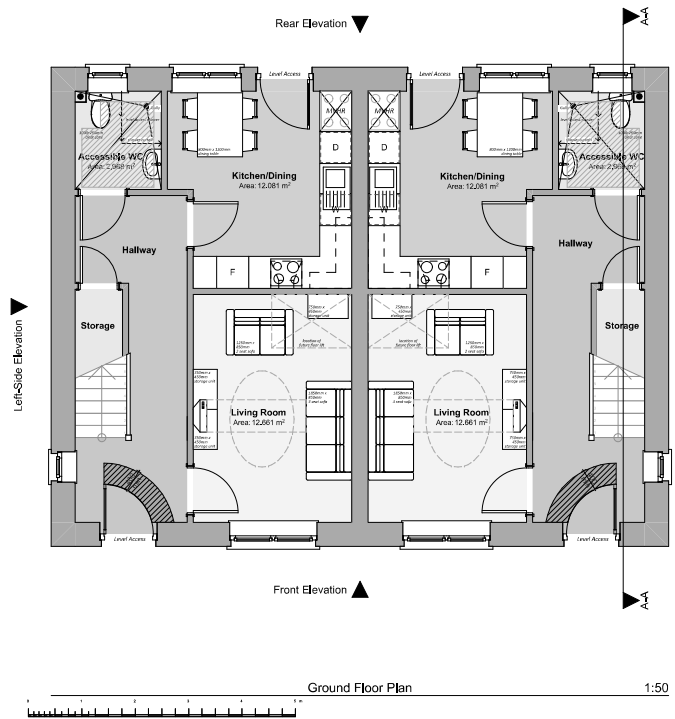
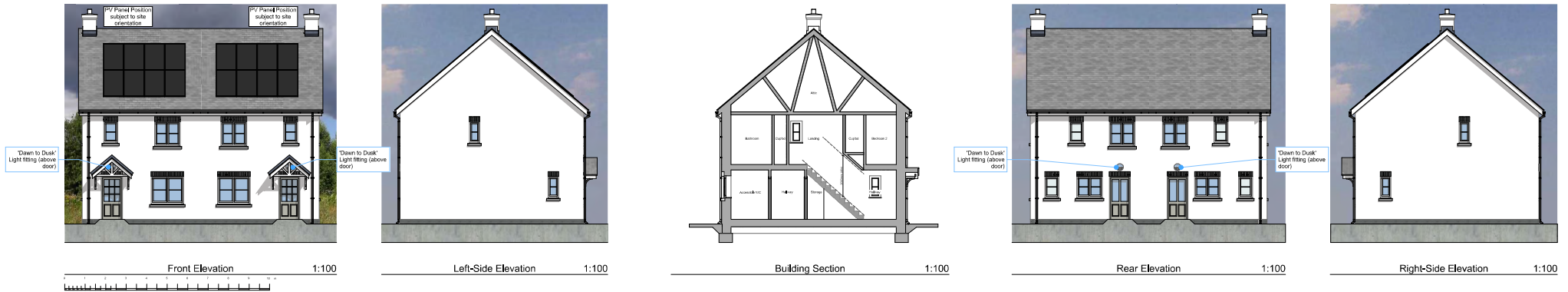
First Floor Plan 1:50

Revision:	Date:	By:	Notes:
1. Storage area added	24th Dec 12	SL	

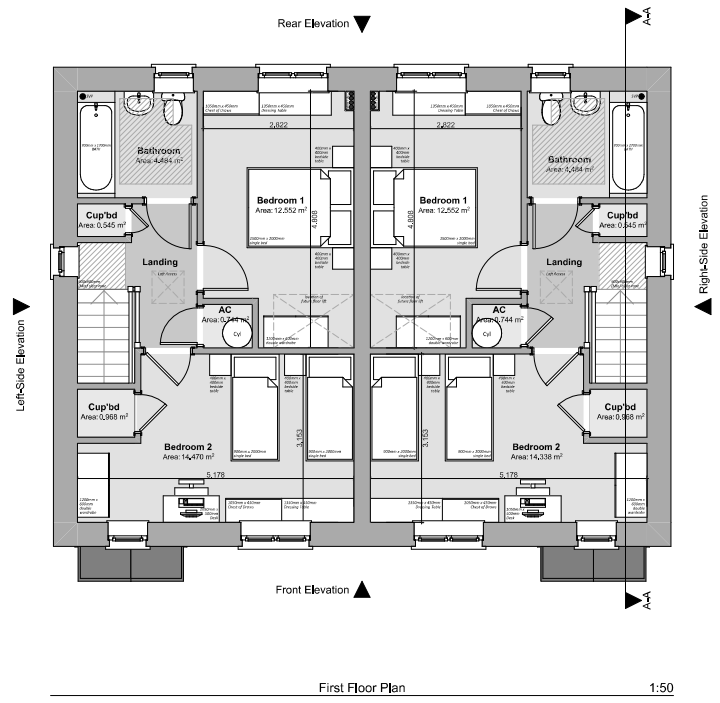


Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.

"Planning Drawings" - 4P2B Semi-Detached House Plots - 5, 6, 7, 8, 13 & 14



Floor Areas:
Total Gross Internal Ground Floor Area = 41.833m ² (450.286sqft)
Total Gross Internal First Floor Area = 41.833m ² (450.286sqft)
Total Gross Internal Area = 83.666m ² (900.573sqft)
Storage Areas:
(Storage Area excluding M&E Plant)
Ground Floor - Required Storage Space = 2.5m²
Ground Floor Storage Area = 0.73m ²
First Floor Storage Area = 1.95m ²
Total dwelling Storage Area = 2.68m ²



Revision:	Date:	By:	Notes:



Phase 2 Development, Land North of Bay View Terrace, Dinas Cross, Newport, Pembrokeshire.



Image 1 NTS



Image 4 NTS



Image 6 NTS



Image 2 NTS



Map Key NTS



Image 7 NTS



Image 3 NTS



Image 5 NTS



Image 8 NTS

Revision:	Date:	By:	Notes:

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Client:
Tal Wales and West
Housing Association
Job Title:
Phase 2 Development, Land North of Bay View Terrace,
Dinas Cross, Newport, Pembrokeshire.

Tal Wales & West Housing

Scale: Noted
Date: Oct '22
Drawn: RSH
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Drawing Title:
3D Views & Map Key
R543 P-05