

Application Ref: NP/23/0233/FUL

Case Officer	Charlotte Broome		
Applicant	Mr Underhill		
Agent	Mr Wyn Harries MRICS, Harries Planning Design Management		
Proposal	Removal of southern reservoir bunds, relocation of Public Right of Way, implementation of new southern boundary hedgerow & new causeway path at Britton Hide with new tractor gate.		
Site Location	Marloes Mere, Marloes, Haverfordwest, Pembrokeshire, SA62 3BH		
Grid Ref	SM77500801		
Date Valid	05-May-2023	Target Date	08-Sep-2023

This item is being considered by Development Management Committee as it constitutes major development.

Consultee Response

Marloes & St Brides Community Council: No response

PCC - Transportation & Environment: No objection

PCC - Drainage Engineers: Conditional consent

PCNPA - Planning Ecologist: No adverse comments

PCNPA - Access Manager: Conditional consent

PCNPA – Park Direction: Reply

CADW – Protection & Policy: No response

Dyfed Archaeological Trust: Further information required (13/06/23) Conditional consent (10/08/23)

Development Planning Natural Resources Wales: Conditional consent

Mid & West Wales Fire & Rescue Service: No objection

Public Response

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

No responses were received (summarise any letters of objection/support)

As a major development the applicant is required to submit evidence of Pre-application Consultation (PAC) in the form of a report to the LPA. This has been provided.

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](#)

Item 5 - Report on Planning Applications

Future Wales - The National Plan 2040 (FW which was adopted on 24th February 202

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 30 - Amenity

LDP2 Policy 32 - Surface Water Drainage

PPW11

SPG02 - Landscape

SPG05 - Seascape Character

SPG06 - Archaeology

SPG07 - Biodiversity

TAN 05 - Nature Conservation and Planning

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m

Special Protection Area - within 500m

Site of Special Scientific Interest - within 50m

Biodiversity Issue

Rights of Way Inland - within 50m

Ancient Monument - within 500m

ROW Coast Path - within 10m

Potential for surface water flooding

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Within Site of Special Scientific Interest consult NRW / Planning Ecologist_20m

Landscape Character Area

Officer's Appraisal

Marloes Mere comprises a semi-natural wetland habitat, designated as its own SSSI, bounded by public footpaths and agricultural land. It occupies a hollow on the Marloes peninsula some 1.5km west of Marloes village and is managed by The National Trust.

The greater site is made up of a series of ponds and wetland areas which are lined with glacial silt and clay. Each winter the pasture floods, forming the 'Mere'. Such pasture, on mineral soils and subject to long periods of inundation, is rare in west

Item 5 - Report on Planning Applications

Wales. Scarce plants occur, and the shallow winter waters and ponds are frequented by waterfowl.

The natural hydro-topography of the wetland has been disrupted by agricultural practice, most notably by irrigation reservoirs installed in the 1970s. This application site area relates to the southern reservoir measuring circa. 158m long by 24m wide, its bunds, an area of scrub to the west and the public right of way (PRoW) running parallel. In total, the application site covers an area of 25,125m².

The reservoir is in the southern part of the application site area and the spoil from its original excavation forms a series of three distinct bunds around it. A hedgerow bank runs between the footpath and southern bunds of the reservoir. A drainage ditch runs alongside the PRoW and hedgerow and the vegetation is largely scrub. A Britton bird hide sits elevated above the south-western edge of the reservoir on one of the taller bunds. The wild, inaccessible wetland area stretches beyond the northern bund.

The PRoW runs parallel to the reservoir and along the southern edge of the overall mere. South and adjacent to the footpath stretches arable land which rises slightly before falling away to the coast. A tarmac track leading into the footpath is the main access point to the application area and starts from the public car park some 350m to the east. The path continues past the reservoir to join with the coastal path some 350m to the west. The section of footpath in the application area and subject to re-routing is circa. 395m. A café and public conveniences are situated halfway along the track leading to the mere.

The site lies in an area of historic and archaeological interest, with an Iron Age promontory fort some 300m to the west.

Except for the relocation of the PRoW on agricultural land, the application area largely falls within the designated SSSI and is within 300m of the Pembrokeshire Marine Special Area of Conservation (SAC).

Site and Proposed development

This application seeks permission to remove the bunds of the southern reservoir (which is no longer required for agricultural water retention) so that it becomes incorporated into the surrounding wetland area and increases the area of inundation around the reservoir margins. The removal of the bunds necessitates the implementation of an alternative public right of way route to the registered public right of way identified as Public Footpath PP62/22. This 395m section of existing footpath will be relocated circa. 20m south, parallel to existing on the adjacent, higher and drier agricultural land.

The aim of the proposal is to restore and improve the carbon rich habitats that have been lost to agricultural improvements, whilst also making the wetlands more accessible to a wider audience.

All new features will be constructed using the spoil from the removed bunds and relocated footpath. A new southern boundary hedgebank measuring 3.7m wide and constructed from the reused bund material will separate the footpath from the rest of

Item 5 - Report on Planning Applications

the field. Remaining spoil will raise the ground level of the area to the north of the new path and the old path will be backfilled with material from demolished bunds. The stone aggregate from the PRow footpath will be reused for the new surfacing and the width of the new path will reflect existing. Three swales will be created on the northern flank of the proposed path for drainage. A V drainage ditch will run parallel along the length of the new footpath on the southern side of the new hedgerow, with drainage pipes running under the path to the swales. Access to the existing Britton Hide will be improved with a new causeway path linking from the new PRow and similarly constructed using spoil derived from the removal of the bunds and topsoil stripped for the new PRow route and V ditch.

The proposed development and site are detailed in the accompanying plans, forms and site photographs.

Relevant Planning History

NP/22/0488/SCR - Removal of bunds of PRow PP62/22 for restored wetland habitat & improved visitor interpretation - Screening opinion issued - EIA not required - Decided 3rd November 2022

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
- Surface Water Drainage & Watercourses
- Biodiversity
- Trees and Landscape:
- Archaeological Remains and Historic Landscape

Policy and Principle of Development:

Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and 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...”

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) sets out the National Park’s purposes and duty. It is the overarching policy that reinforces the statutory purpose of National Parks, as set out in section 61 of the Environment Act 1995.

The National Park purposes are:

- a) to conserve and enhance the natural beauty, wildlife, and cultural heritage of the National Parks.

Item 5 - Report on Planning Applications

b) to promote opportunities for the understanding and enjoyment of the special qualities [of the Parks] by the public.

The Sandford Principle asserts primacy to the first purpose - of conservation and enhancement, in cases of obvious conflict.

The proposal is considered proportionate to both the wider footpath network and the wetland ecological features. It will serve to benefit the natural beauty and wildlife of the National Park and also the public enjoyment of Marloes Mere and the Park more broadly.

As such, the principle of the development complies with the relevant policies of the adopted Local development Plan (LDP) and can be supported.

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

Policy 8 of LDP2 states the need to conserve and enhance the special qualities of the National Park and with particular relevance to this proposal to ensure that the sense of remoteness and tranquility is not lost and if possible enhanced; the pattern and diversity of the landscape is protected and wherever possible enhanced; development positively enhances the National Park's ecosystems and the components that underpin them; and species and habitats are conserved and enhanced for their amenity, landscape and biodiversity value.

Policy 14 of LDP2 seeks to conserve and enhance the National Park by resisting development that would cause visual intrusion; not introducing nor intensifying uses incompatible with their location; failing to harmonise with or enhance the landform, landscape; and losing or failing to incorporate important traditional features.

The Authority has adopted Supplementary Planning Guidance on Landscape. The application site is situated within Landscape Character Area 9: Marloes. The document highlights the open rolling farmland and more sheltered valleys and woodlands as a key characteristic along with a high proportion of coastal views which contribute greatly to the sense of place. The influence of the large National Trust landholding to the west of Marloes is acknowledged also as a key characteristic. The management guidance requires that development is kept low key and in keeping with the existing area.

The current scale and layout of reservoir bunds lends them a distinctly engineered appearance in the wetland landscape context. The removal of the bunds will increase and improve the natural wetland habitat which can be experienced from an improved PRoW positioning on higher, elevated ground to existing. The proposed rerouted PRoW length of section and topography of route is similar to existing and will not unduly inconvenience the walker. Improved year-round accessibility (path less prone to waterlogging) and landscape views will enable a potential increase in the number of visitors, providing opportunities for the proposal to achieve wider well-being objectives. The proposal will enhance the distinctive character and special qualities of the landscape, which reflects an effective approach for integrating management of a statutorily protected site and tourism.

Item 5 - Report on Planning Applications

As a result, the development complies with policies 8 & 14 of the LDP and can be supported.

Surface Water Drainage & Watercourses:

Policy 32 of LDP2 requires careful consideration of the disposal of surface water run-off from development both during construction and after completion in order to minimise its adverse environmental impacts, notably the transmission of pollutants to the watercourse.

PCC note in their consultation response that due to the existence of an ordinary watercourse within and or in close proximity of the proposal, the applicant should be 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. Additionally, they advise that consent is also required to alter a culvert in a manner that would be likely to affect flow of an ordinary watercourse, and for temporary as well as permanent works. A condition is also included regarding the required minimum distance of development near the watercourse or culvert, necessary for future maintenance.

From 7th January 2019, all new developments of more than 1 property or where the construction area has drainage implications of 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. Pembrokeshire County Council are the SuDS Approving Body (SAB) and note that the consultation documents state that surface water from the development will be disposed of to pond/lake. PCC consider that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres; the proposed works will require SAB approval prior to the commencement of any works on site relating to this application.

Accordingly, the development is considered to comply with Policy 32 of the Local Development Plan.

Biodiversity:

PPW, TAN5 and LDP2 policies 10 and 11 protect European and nationally protected sites and species. This is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The environmental sensitivity of the proposal (and specifically its location within 230m of the Pembrokeshire Marine SAC) means the National Park (as the 'competent authority') must consider the application under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) and the impact of development on the features for which the aforementioned site are designated. The first stage in a Habitats Regulations Assessment is screening via a Test for Likely Significant Effect (TLSE). This assessment consolidates information submitted as part of the application in order to determine whether there will be a likely significant effect on the Pembrokeshire Marine Special Area of Conservation (SAC) or on the other National Site Network designations in the wider vicinity of the development. A Test of Likely Significant Effect (TLSE) has been undertaken to assess the proposal and its impacts on the integrity of the features of the SAC and it

Item 5 - Report on Planning Applications

is concluded that there will be no likely significant effect and no further stages are required.

The PCNPA Planning Ecologist considers that the proposal will likely result in betterment for biodiversity.

Under the Statutory Pre-Application Consultation, NRW had concerns that a significant effect from the proposed development on the West Wales Marine Special Area of Conservation (SAC) could not be ruled out and requested that a Construction Environmental Management Plan (CEMP) be submitted to support any future planning application. A CEMP was subsequently produced and submitted with the current application. NRW confirm in their consultation response of this current application that they are satisfied with the pollution prevention measures regarding the potential impact to protected sites nearby. NRW stress that without the inclusion of the CEMP as an approved plan and document they would object to the application and therefore any permission will need to be accompanied by this document being listed as an approved plan.

The PCNPA Planning Ecologist concurs that the basic pollution prevention measures described within the ecological report and the submitted CEMP provide further confidence that there will be no impacts to nearby watercourses during construction.

Furthermore, due to the proximity of the site to watercourses and based on advice from NRW, an additional condition is recommended to ensure that all works at the site are carried out in accordance with a specific pollution prevention measure guidance document.

Chapter 6 'Distinctive and Natural Places' of Planning Policy Wales Edition 11 states the priorities for the protection and management of designated sites such as Marloes Mere. For this proposal, the inundation of the reservoir margins will address the requirements of the Section 6 Duty of the Environment (Wales) Act 2016 and increase the resilience of this wetland ecosystem.

Overall, the proposed development is considered acceptable in terms of its impact on biodiversity and is in accordance with PPW, TAN5 and policies 10 and 11 of the LDP.

Trees and Landscape:

In accordance with PPW, TAN5 and TAN10, planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Trees, Hedges and hedgebanks are considered in regard to 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.

The application has been assessed against these national policies and Policies 1, 8, 14, 30 and SPG12 (Biodiversity) of LDP2.

Item 5 - Report on Planning Applications

Under the Statutory Pre-Application Consultation, NRW requested that further information, by way of visual assessment of the site and its setting, be submitted as it was unclear how the proposals would change the landscape and show how the proposals would fit with the existing landscape character. The Landscape and Visual Impact Assessment submitted as part of this current application addresses and satisfies their concerns.

The proposal involves the construction of a new hedgebank south of and parallel to the new PRoW route and the existing hedgebank will remain as is. The existing willow scrub area to the west of the reservoir will also remain. This new proposed hedgebank requires a pre-commencement condition in relation to the method statement and will be included with any decision.

Accordingly, the proposal will have an acceptable impact on biodiversity and landscape features and is in accordance with policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), and 30 (Amenity) and cannot comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

Archaeological Remains and Historic Landscape

PPW, TAN24 and LDP policies 8 and 14 require the significance of historical assets to be taken into consideration. This will include consideration of the setting of an historic asset which might extend beyond its curtilage and the provisions of TAN 24 (The Historic Environment) requires that special regard be paid to the desirability of preserving that asset and its setting. Consequently, the conservation of archaeological remains and their setting is a material consideration in determining a planning application, whether those remains are a scheduled monument or not.

The initial response from Dyfed Archaeological Trust notes that having checked the proposal against the Regional Historic Environment Record, the site lies within immediate proximity to several sites of historical and archaeological interest. In particular, the site of the Prehistoric Settlement of Runwayskiln. Identified through aerial reconnaissance, and recorded by the RCAHMW, this monument has been preserved in the form of a number of cropmark features including the remains of enclosures, linear features and probable pits. In addition, a number of Mesolithic flint scatters are recorded within close proximity to the site (PRN's 2937 & 2938), as well as the nationally important Iron Age Promontory Fort of Watery Bay Rath which lies a short distance to the West (PE194; PRN 2939).

Due to the proximity of these proposals to the scheduled historic asset, DAT considered it possible that the proposed development may have an impact upon the setting of the statutorily protected monument. Consequently, a desk-based assessment was recommended to be provided pre-determination. This was in order to meet the requirements of Planning Policy Wales and Technical Advice Note 24: The Historic Environment, which states "Where archaeological remains are known to exist, or considered likely to exist, and a study has not already been undertaken by the applicant, the local planning authority should ask an applicant to undertake a

Item 5 - Report on Planning Applications

desk-based archaeological assessment and, where appropriate, an archaeological evaluation. These should be done by a qualified and competent expert to the appropriate standard. The report of these investigations will form part of the planning application. Applicants should show they have modified their development proposals to minimise any negative impact on the identified archaeological remains, and how they intend to mitigate any remaining negative impacts.”

The potential for important historic assets to be impacted upon means the historic environment is a material consideration in the determination of this planning application and a desk-based assessment was subsequently submitted to support the application. Dyfed Archaeological Trust were reconsulted and they confirm that the document meets current requirements. They are also in agreement with the findings of the report, in that there is potential for buried archaeological deposits to exist on site and that these may extend into the application area. Consequently, any remains surviving as buried archaeological features will clearly be adversely affected by the proposed development.

in order to protect potential archaeological interests, DAT have recommended that a written scheme of investigation (WSI) condition should be included with any planning permission, in line with Planning Policy Wales and TAN 24 sections 4.13 and 4.14.

Accordingly, the proposed development is considered acceptable in terms of its impact on archaeological remains and their setting and is considered to comply with PPW, TAN24 and policies 8 and 14 of the LDP.

Other material considerations

Access & Right of Way:

A pre-application meeting was held between the applicant/agent and the National Park Authority access team. For this application consultation response, the PCNPA Access Manager considers the alternative, new footpath route to be less prone to waterlogging and affording better views of the surrounding landscape for the path user due it being situated on slightly higher ground.

It will be necessary to divert the current public footpath to accommodate the proposed development. This will require a Public Path Diversion Order prior to the commencement of any approved work on the line of the public footpath. A condition and informative relating to this will be included with any decision.

Conclusion

The proposal supports the conservation of wildlife and habitats; ensures that a statutorily designated site is effectively managed (through restoration); and secures ecosystem resilience by improving the condition and extent of ecological habitat.

The proposal is modest in scale and proportionate to the surrounding wetland habitat and footpath network. Visitor use of the PRoW and experience of the landscape and its natural features will likely improve and better the enjoyment of the site. The proposal will conserve and enhance the special qualities of the National Park.

Item 5 - Report on Planning Applications

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.

As such, the proposal complies with policies 1, 7, 8, 10, 11, 14, 30 & 32 of the adopted Local Development Plan 2 2020 and can be supported.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
Location plan – Drawing No. 03 Rev A
Proposed block plan and sections – Drawing No. 04 Rev A
Environmental plan - Drawing No. 08
Landscape & Visual Impact Assessment – Documented produced by Harries Planning, Design, Management dated February 2023
Construction Environmental Management Plan (Ref. 1972) dated March 2023.
Preliminary Ecological survey (report ref WW/230522) produced by Wyndrush Wild dated April-May 2023
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. Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5: 'Works and maintenance in or near water' (<https://www.netregs.org.uk/environmental-topics/water/control-of-water-pollution-from-construction-sites/working-close-to-water-for-construction-sites/>)
Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park 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), 11 (Protection of Biodiversity), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

Item 5 - Report on Planning Applications

4. 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 access can be maintained for future maintenance, in the interest of conserving public health and safety and ensure no pollution of or detriment to the environment. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and 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. The applicant is required to apply for a Public Path Diversion Order under section 257 of the Town & Country Planning Act 1990, which must be made and confirmed by the National Park Authority prior to the commencement of any approved work on the line of the public footpath known as PP62/22.

Reason: In the interests of maintaining the amenity and 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), 30 (Amenity) and to comply with section 257 of the Town & Country Planning Act 1990, and the Environment (Wales) Act 2016.

6. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

It is anticipated that the written scheme would need to consider the following.

1. The presentation of a written scheme of investigation, prepared for the applicant by a qualified archaeological contractor. This document will need to be approved in writing by your Authority before development commence.
2. The document should provide specific information on the scope of the work, the methodologies, and standards to be applied and the name of the personnel selected to carry out this work.
3. The Written Scheme should specify archaeological monitoring arrangements with the Dyfed Archaeological Trust-Heritage Management, the archaeological advisors to the planning authority.
4. A report will need to be produced on the results of the work.
5. The applicant is strongly advised to consider contingency arrangements in the event of the unexpected discovery of significant archaeological material.

Reason: To protect historic environment interests whilst enabling

Item 5 - Report on Planning Applications

development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park); Planning Policy Wales (Edition 11); TAN 24 The Historic Environment.

7. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme (including scale cross-section) for the construction of the proposed hedgebank as shown on drawing number [04A - Marloes Mere - Proposed Plans]. The approved scheme shall be carried out for the duration of the development.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

Informatives

The planning permission does not authorise the stopping up or diversion of the public right of way.

Informative: If there is a breach of the requirement for SAB approval (i.e. when construction work is commenced without SAB approval); the SAB may issue an enforcement notice. Furthermore, the failure to obtain SAB approval might have a detrimental effect upon the future sale of the property, which could also result in insurance applications and or flood event settlements being compromised. If an application for SAB approval has not been made and subsequently approved by the SAB Team as part of a formal SAB Application, they may not be able to support any future application for the discharge of any surface water drainage related condition in connection with this development since any proposals submitted for the discharge of the condition may be subject to change in order to meet Welsh Governments Statutory Standards for Sustainable Drainage Systems. Further information in relation to the requirement for SAB approval is available from www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-body-sab

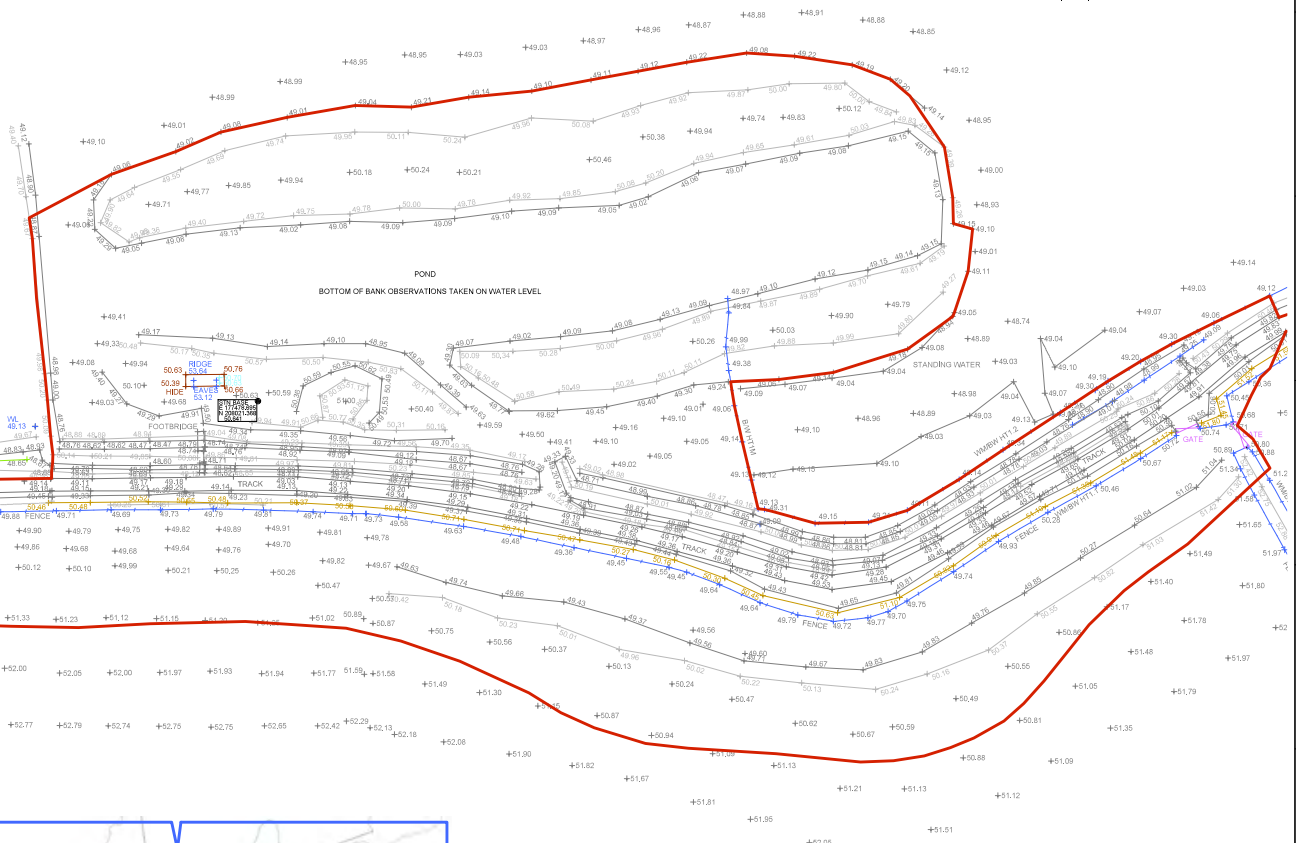
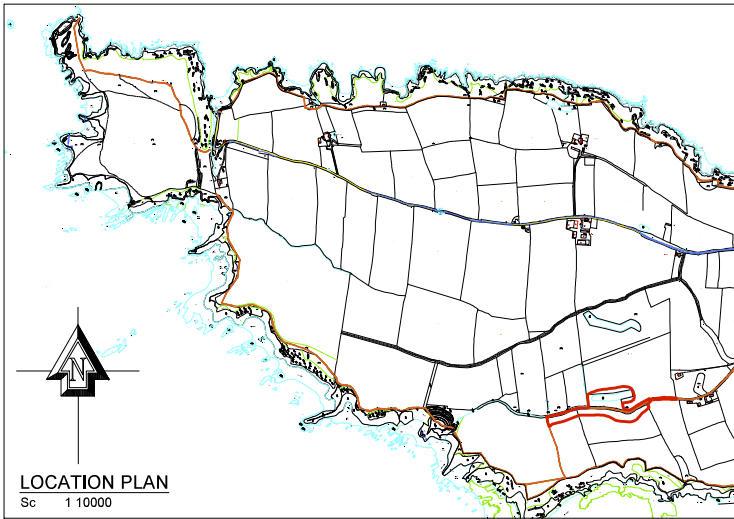
Guidance: PCC Drainage advise that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010.

Guidance: PCC Drainage advise that consent is also required to alter a culvert in a manner that would be likely to affect flow of an ordinary watercourse, and for temporary as well as permanent works. The applicant

Item 5 - Report on Planning Applications

can obtain further details from Mr Neville Davies, Pembrokeshire County Council, Infrastructure Division, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP Email: ldconsent@pembrokeshire.gov.uk

Guidance: NRW advise that it is the applicant's responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to their website (<https://naturalresources.wales/permits-and-permissions/?lang=en>) for further details.



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Rev	Description	Drawn	Date
A	Planning App (PACS)	DJN	25.11.22

Drawing Status: **SURVEY**

Client: **The National Trust**

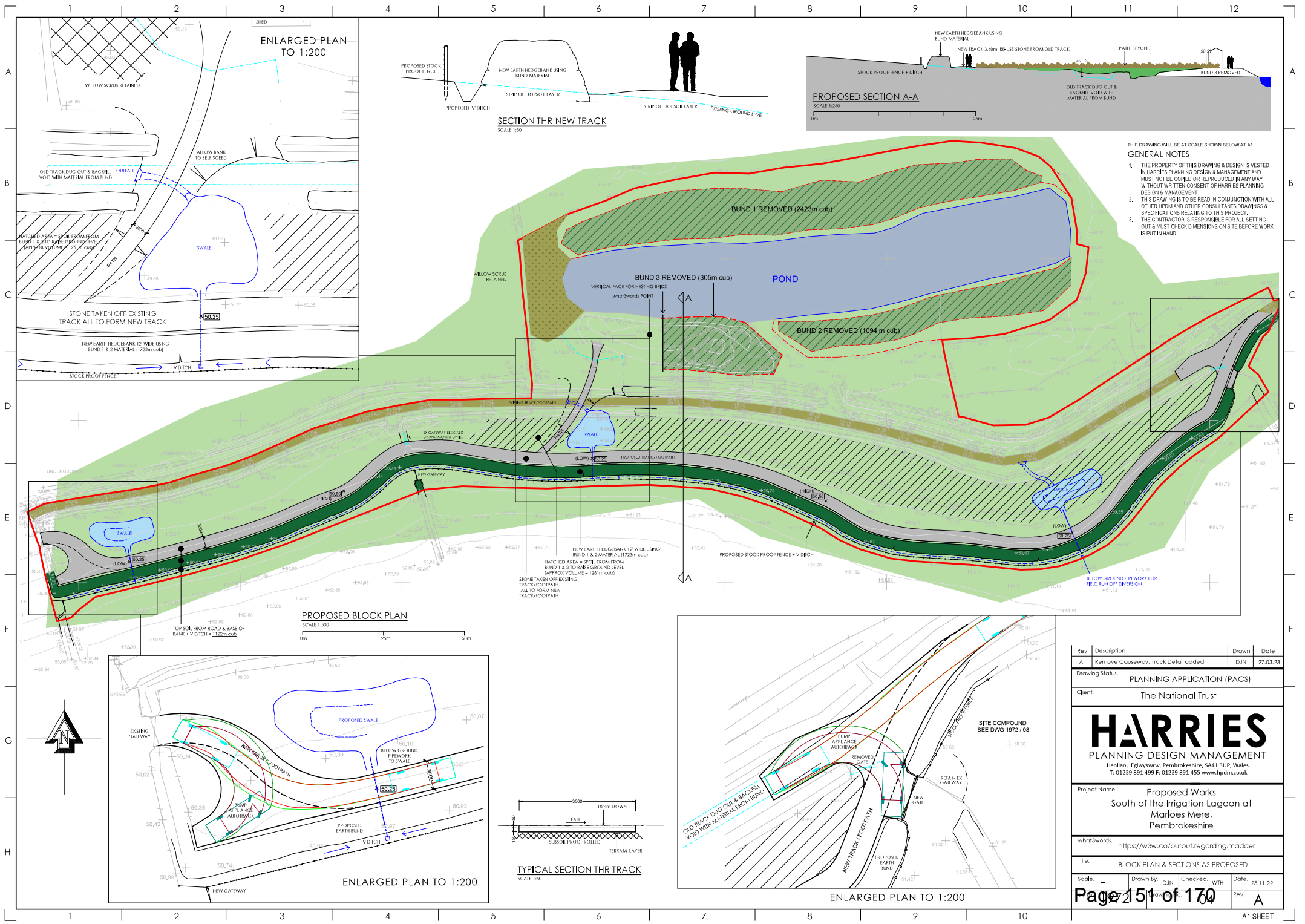
HARRIES
PLANNING DESIGN MANAGEMENT
Henllan, Eglwyswun, Pembrokeshire, SA41 3UP, Wales.
T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

Project Name: **Proposed Works South of the Irrigation Lagoon at Marloes Mere, Pembrokeshire**

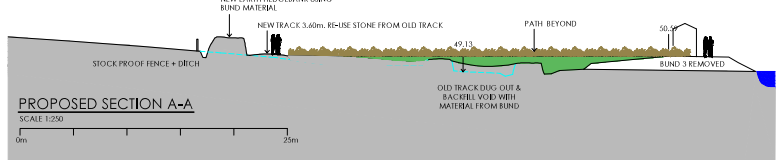
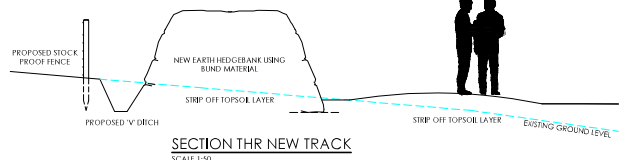
what3words: <https://w3w.co/output/regarding.madder>

Title: **BLOCK PLAN AS EXISTING**

Scale	Drawn By	Checked	With	Date
1:10000	DJN	DJN	WTH	23.11.22
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ENLARGED PLAN TO 1:200



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PROPOSED BLOCK PLAN SCALE 1:500

ENLARGED PLAN TO 1:200

TYPICAL SECTION THR TRACK SCALE 1:50

ENLARGED PLAN TO 1:200

Rev	Description	Drawn	Date
A	Remove Causeway, Track Detail added	D/JN	27.03.23

Drawing Status: **PLANNING APPLICATION (PACS)**

Client: **The National Trust**

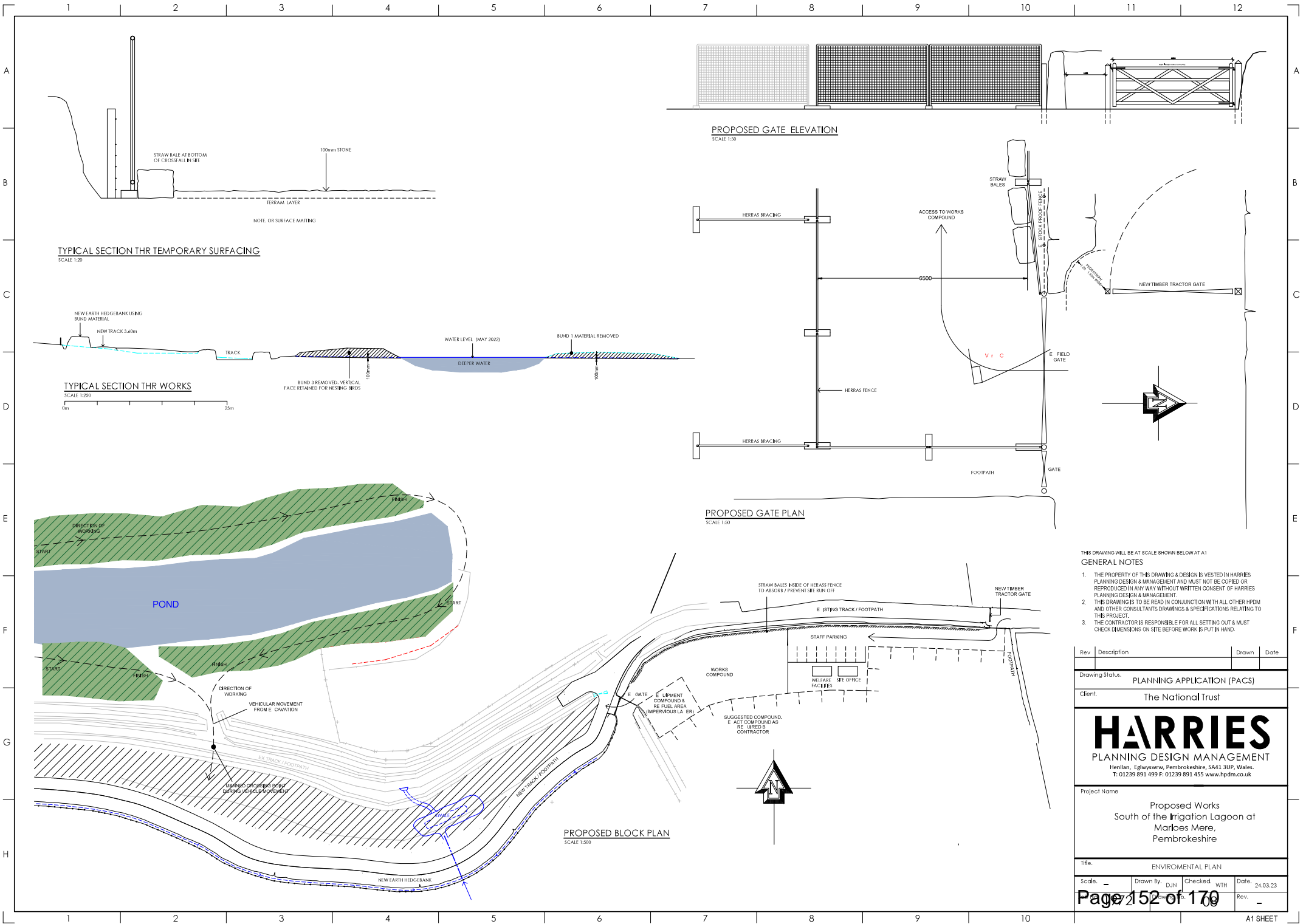
HARRIES
 PLANNING DESIGN MANAGEMENT
 Henlan, Eglwysrwy, Pembrokehire, SA41 3UP, Wales.
 T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

Project Name: **Proposed Works South of the Irrigation Lagoon at Marloes Mere, Pembrokehire**

what3words: <https://w3w.co/output.regarding.madder>

Title: **BLOCK PLAN & SECTIONS AS PROPOSED**

Scale: - Drawn By: D/JN Checked: WTH Date: 25.11.22



- THIS DRAWING WILL BE AT SCALE SHOWN BELOW AT 1
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Rev	Description	Drawn	Date

Drawing Status: **PLANNING APPLICATION (PACS)**

Client: **The National Trust**

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Project Name: **Proposed Works South of the Irrigation Lagoon at Marboes Mere, Pembrokeshire**

Title: **ENVIRONMENTAL PLAN**

Scale	Drawn By	Checked	Date
-	DJN	WTH	24.03.23