



NP/21/0752/FUL

Mountain Ash Cottage, Sandy Hill Road,  
Saundersfoot, Pembrokeshire, SA69 9PL

Graddfa/Scale: 1:1,250



Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

## PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT

<b>Application Ref</b>	NP/21/0752/FUL		
<b>Case Officer</b>	Sara Thomas		
<b>Applicant</b>	c/o agent		
<b>Agent</b>	Mr C Cox		
<b>Proposal</b>	The erection of 2 no. 4 bedroom detached dwellings		
<b>Site Location</b>	Mountain Ash Cottage, Sandy Hill Road, Saundersfoot, Pembrokeshire, SA69 9PL		
<b>Grid Ref</b>	SN13070439		
<b>Date Valid</b>	24-Nov-2021	<b>Target Date</b>	26-Oct-2023

**This application was considered by the Development Management Committee at its January 2024 meeting. At that meeting Members decided to defer the application to allow the Committee to inspect the site.**

**A site inspection took place on Monday 19<sup>th</sup> February 2024.**

**The report for the application as set out for January 2024 meeting is attached below. Two new recommended conditions relating to the submission of a Construction Management Plan and removal of permitted development rights have been appended.**

**Whilst the Agent for the application has advised that amended plans will be submitted, these had not been received by the Authority at the time of drafting this report – a verbal update on this will be provided to Committee.**

The application plans and full details can be found on the PCNPA website at:  
[PCNPA Planning \(pembrokeshirecoast.wales\)](https://www.pembrokeshirecoast.wales/PCNPA-Planning)

### **Summary**

The proposal is for the erection of two dwellings within the Centre of Saundersfoot. The site benefits from an existing planning permission for two dwellings but which includes the demolition of a single property. The current application proposes retaining the single property and adding two additional dwellings. Affordable Housing provision is proposed as an off-site contribution and a signed unilateral undertaking to secure this has been received by the Authority. The design and scheme as a whole is considered acceptable and the proposal is recommended for approval.

### **Consultee Response**

**Saundersfoot Community Council:** Objecting

**PCC - Transportation & Environment:** Supporting

**PCNPA Park Direction:** Supporting

**PCNPA Access Manager:** No objection  
**PCNPA Tree and Landscape Officer:** Conditional Consent  
**PCC - Drainage Engineers:** Observations  
**Saundersfoot Community Council:** Further information required - Site Visit Requested  
**PCNPA Planning Ecologist:** Further information required  
**PCNPA Tree and Landscape Officer:** Further information required

Saundersfoot Community Council made 2 consultation responses which are as follows:

*06/01/2022: Councillors would like to visit the site to ascertain how the site will accommodate the proposed dwellings, to consider the possible impact on the surrounding properties and also to determine if there would be any impact to the proposed dwellings from neighbouring properties and any persons using the public footpath, in close proximity to the site.*

*09/03/2022: The Community Council have received a number of letters raising concerns of this development. The Council considered these in their response. Unfortunately, the Pembrokeshire Coast National Park Planning Authority were unable to support a site visit and Councillors were disappointed that they were unable to access the site and gauge the proposed development and impact on neighbouring properties. The Council consider that this proposed development is potentially overpowering to neighbouring properties, neighbours will have their amenities greatly affected in a negative way and the proposed dwellings will cause major overdevelopment of the site. The Council do not support this application.*

The Community Council were advised that if they wished to visit the site, they were able to contact the applicant's agent to arrange access.

### **Public Response**

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

A number of letters of objection have been received, and their comments are summarised below:

- Overlooking
- Light pollution
- Loss of tranquillity in garden
- Loss of amenity through loss of open space
- The proposal is in contradiction of the LDP
- Failing to provide sustainable and affordable housing
- Increase in dependence on motorised transport
- Overdevelopment
- Retention of existing dwelling is an improvement to approved plans
- Visually intrusive

- Loss of view
- Loss of light
- Shared access is inadequate
- Increase surface water run off and foul water
- Mountain Ash will no longer have a garden
- Will set a precedent for allowing dwellings to be built in the gardens
- Proximity to neighbouring property
- Increase in noise

### **Policies considered**

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

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

Future Wales - The National Plan 2040 (FW which was adopted on 24th February 2021

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 04 - Saundersfoot Local Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

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 34 - Flooding and Coastal Inundation

LDP2 Policy 46 - Housing

LDP2 Policy 50 – Housing Development Proposals

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW12

SPG01 - Affordable Housing

SPG07 - Biodiversity

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 10 - Tree Preservation Orders

TAN 12 - Design

### **Constraints**

Tree Preservation Order

Biodiversity Issue

Rights of Way Inland - within 50m

LDP Centre:60pc aff housing;30 units/ha

Recreation Character Areas

Low Coal Risk  
Surface Coal  
Landscape Character Assessment  
Affordable Housing Submarkets  
Landscape Character Area

### **Officer's Appraisal**

#### Site and Context

The application site is situated at Mountain Ash Cottage, Sandy Hill Road, within the local centre of Saundersfoot. The site relates to a detached, dormer bungalow, which is slightly set back from the road frontage to the south. The dwelling is situated within a particularly large plot and is bound by dwellings at Lawnswood to the rear. There is a significant difference in levels between the front and rear of the site.

Access to the site is gained from Sandy Hill Road, with off-street parking provided to the side of the dwelling. The streetscene varies considerably in terms of the scale and design of the existing dwellings.

#### Relevant History

**NP/22/0272/RES** – Reserved matters details associated with NP/19/0132/S73 – Demolition of existing dwelling & erection of 2 No. detached dwellings – Approved 3rd November 2022

**NP/19/0132/S73** – Variation of Conditions 1 and 2 of NP/16/0141/OUT to allow a further 3 years for submission of reserved matters – Approved 1st May 2019

**NP/18/0232/TPO** – 2 x oak trees -canopy reduction – Approved 15th May 2018

**NP/16/0141/OUT** – Demolition of existing cottage & proposed construction of two separate dwellings within existing plot boundaries each with separate access onto Sandyhill Road – Approved 2nd May 2016

**NP/15/0345/FUL** – Demolish existing cottage & construction of two separate dwellings within the existing plot boundaries, each with separate access onto Sandyhill Road – Withdrawn 4th September 2015

**NP/11/350** – Outline application: Demolition of existing dwelling and erection of two detached dwellings (all matters reserved) – Approved 22nd December 2011

#### Current Proposal

Planning permission is sought for the erection of 2 detached dwellings. The proposed dwellings are situated to the rear of the existing dwelling and are side by side. The dwellings are identical in terms of their scale and design and will provide a kitchen/diner, utility room, larder, WC and storage area at lower ground floor level, a living room, study, WC and en-suite bedroom at ground



floor level and 3 en-suite bedrooms at first floor level. The orientation of the dwellings results in the front elevations facing south towards the existing dwelling.

As a result of the differences in levels within the site, the front elevation of the dwellings appears single storey with pitched roof dormers and a glazed gable. The rear of the property is three storeys with a gable projection. A dormer is proposed to the rear roof slope and to the side roof slope of the gable projection. Balconies are proposed to the side and rear gables. Proposed materials are render with a slate roof.

Rooflights are also proposed to the rear and sides.

Access to the dwellings is proposed through the existing access from Sandy Hill Road with 2 car parking spaces proposed to serve each new dwelling and the existing dwelling. Turning space is also provided within the site. Amenity space is provided to the rear of the dwellings.

## **Key Issues**

The primary issues in the considerations of this application are:

- Policy and Principle of Development
- Impact on the Character of the Surrounding Area
- Residential Amenity
- Highway Safety
- Biodiversity
- Affordable Housing
- Drainage

## ***Policy and Principle of Development***

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 is situated within the centre boundary of Saundersfoot, as defined by the Local Development Plan (LDP2).

PCNPA LDP 2 Policy 4 Saundersfoot Local Centre (Strategy Policy) sets out land use priorities for Saundersfoot that include the provision of housing to facilitate the delivery of the affordable housing needs of the local area and development which contribute to the protection and enhancement of the village's special qualities.

PCNPA LDP 2 Policy 50 Housing Development Proposals supports housing development on suitable sites within a Centre boundary. As a result, the principle of residential development is considered acceptable. It is also noted that there is an existing valid planning permission on the application site (outline and reserved matters) for the demolition of the existing dwelling and the erection of 2 new dwellings.

### ***Impact on the Character of the Surrounding Area***

PCNPA LDP2 Policy 29 of requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)). The existing dwelling is highly visible within the streetscene and although not a designated Listed Building, is considered to contribute to the historic character of the area due to its design, scale and form.

The existing dwelling does not reflect the design of any of the neighbouring dwellings, however there is a variety of different designs amongst the dwellings within the immediate vicinity and there does not appear to be a consistent scale or design of the dwellings. The retention of the existing dwelling as opposed to its demolition as part of the previous permission is therefore welcomed in terms of sustainability.

The proposed dwellings are situated to the rear of the existing dwelling, however due to the differences in levels (with the site reducing significantly towards the rear boundary), the ridge height of the proposed dwellings are lower than the ridge of the existing dwelling. As a result, the proposed dwellings do not dominate the existing dwelling. This also results in the roof slope of the proposed dwellings being the most visible element of the proposed development from street level.

The proposed dwellings are relatively large in scale, particularly in relation to the existing dwelling, however the application site is large and is capable of accommodating the existing and proposed dwellings with adequate amenity space and without appearing as overdevelopment of the site. The remaining amenity space serving the existing dwelling is considered adequate to accommodate the dwelling.

The proposed dwellings are served by large areas of amenity space. The provision of dormers to the front elevation reduces the overall scale of the dwelling which is encouraged, furthermore the gable projection to the rear which is set in from the sides and the use of render and brick reduces the overall bulk of the development.

The existing dwelling consists of a render finish and the use of render and grey brick to the proposed dwellings, which in addition to the large amount of glazing also provides the dwellings with a contemporary appearance. The use of dormers are not generally encouraged, however dormers are characteristic of existing dwellings within the streetscene in this area. The dormers are also proposed to be pitched roof and small scale (set up from the eaves and down from the ridge) therefore do not dominate the roof slope and

are not excessive in number. As noted above, the dormers also reduce the overall scale of the proposed dwellings.

Concerns have been expressed by the neighbouring properties and Saundersfoot Community Council in relation to the proposed development having a detrimental impact on the visual amenity of the area, however for the reasons addressed above, the proposal is considered acceptable in terms of its scale, design, siting and materials and will not adversely affect the character or appearance of the surrounding area.

The proposal as a whole is considered to meet the criteria of Policy 29 (Sustainable Design) of LDP2 in being adequately designed in terms of place and local distinctiveness.

### ***Residential Amenity***

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

The application site is surrounded by dwellings and the dwellings at Lawnswood to the rear are situated at a significantly lower level. Due to the differences in level, it is likely that any views from the proposed dwellings towards the dwellings at Lawnswood will be over their ridge.

There have been a number of objections received from the neighbouring properties in relation to overlooking, disturbance, loss of view, loss of light and the proximity to the neighbouring property. There are windows proposed to the front elevation of the dwellings and the dwelling to the east will have views towards the rear elevation of the existing dwelling. There are only windows at ground floor level to the rear elevation of the existing dwelling and due to the differences in level, the first-floor windows of the proposed dwelling is at a similar level to the ground floor windows of the existing dwelling. Thus, taking into account the differences in level and the enclosures, the proposal will not result in significant overlooking of the existing dwelling. In addition, there is a large amount of glazing proposed to the rear elevation of the dwellings and a large balcony area, however the distance from neighbouring dwellings and the differences in levels does not result in any significant overlooking of the neighbouring dwellings.

As noted above, the proposed dwellings are relatively large in scale however the dwellings are set in from the boundaries of the site, particularly to the rear and therefore also considering the height of the proposed dwellings and the original ground level, the proposal is not considered to have an overbearing impact on the neighbouring dwellings. In relation to other concerns raised by neighbours, loss of view is not a planning consideration and therefore cannot be considered as part of this application. It is also not considered that the proposed dwellings will cause a greater level of disturbance than any of the existing dwellings.



As such the proposed development is considered to comply with Policy 30 of LDP2.

### ***Highway safety***

Concerns have been expressed by the neighbouring properties that the existing access is inadequate, however the County Highway Authority have no objection to the proposed development.

The proposal involves the use of the existing access and although the use of the access is more intensive serving 3 dwellings rather than a single dwelling, the access is acceptable in terms of visibility and the gradient of the driveway is acceptable. The proposal includes turning space, which allows vehicles to turn within the site and leave in a forward gear which is encouraged. There are also 2 car parking spaces servicing the existing and proposed dwellings, which is adequate to meet the needs of the dwelling. Thus, the proposed development is not considered to adversely affect highway safety and to comply with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

### ***Biodiversity***

Policy 11 of the Local Development Plan requires that any development which may disturb or harm protected species will only be allowed where the effects will be acceptable minimised or mitigated through careful design, work scheduling or other measures.

An updated walkover and bat survey was received in May 2022 which the PCNPA Ecologist has considered and which made recommendations for enhancement.

The PCNPA Ecologist had no objection subject to the imposition of a condition requiring the enhancement referred to in the ecological report being implemented and has also requested a condition that prevents any additional external lighting being installed until a scheme has been submitted to and approved by the LPA. Whilst an objection has been received with regard to light pollution, this condition will restrict the potential for that to occur.

To comply with Planning Policy Wales (2024) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

An updated walkover and bat survey was received in May 2022 which the Ecologist has considered which made recommendations for enhancement. Biodiversity enhancements have been shown on the submitted drawings and the additional lighting condition has been added.

The development is therefore considered to comply with the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

## ***Affordable Housing***

Policy 48 of the LDP2 sets out the affordable housing requirements for residential development. The policy requires that in the south-east coast sub-market area 50% of housing on sites of 2 or more dwellings will be affordable. The existing permission on the application site relates to the demolition of the existing dwelling and the erection of 2 new dwellings, which consequently resulted in the creation of 1 net additional dwelling.

As only 1 net additional dwelling was proposed, under the existing permission the policy position required an off-site affordable housing contribution based on the floorspace of the approved dwelling.

As the current/revised application proposes the retention of the existing dwelling, 2 new dwellings are created (a net gain of 2) which meets the threshold for an onsite provision of affordable housing - the policy expectation being that one of the dwellings on site should be provided as an affordable home.

The applicant advised that they are not willing to provide 1 of the proposed dwellings as affordable on site and have made reference to the existing fallback position of the valid planning permission, which has sought an off-site contribution. As part of the application, 3 affordable housing providers were contacted, however they all advised that they would not be willing to take the existing dwelling for the provision of affordable housing.

As such, and taking into account the current extant planning permission and the advantages of retaining the existing dwelling, together with the lack of interest from Registered Social Landlords for an onsite property, an off-site affordable housing contribution is considered acceptable in this instance.

It has been identified that there is a need for 4 bed dwellings within the area and therefore an affordable housing contribution is sought in accordance with the Welsh Government Acceptable Coast Guidance (ACG). The ACG for a 4-bed dwelling is £242,000. The agent has agreed to provide a contribution of £140,360 and a signed Unilateral undertaking has been submitted to deliver this. This rate which reflects the cost of delivering a single dwelling, is a higher rate than the footprint calculation usually applied to off-site contributions and officers consider that it can be considered as equivalent to an on-site contribution in this case.

## ***Drainage***

PCC Drainage have advised that SAB approval will be required and an informative to this effect will be added to the permission. The planning statement notes that the relatively large rear gardens offer potential for a variety of sustainable drainage options such as rain gardens, water butts or water barrel planters. As surface water issues will be addressed through SAB approval, no planning condition is required.

## ***Well-being***

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.

## **Conclusion**

The proposed development is considered acceptable in terms of the principle of the proposed new dwellings and will not have a detrimental impact on the character of the surrounding area or the residential amenity of any neighbouring properties in accordance with the policies of the Local Development Plan.

Affordable housing provision in the form of an off-site commuted sum has been secured through a Unilateral Undertaking.

Arboricultural, parking, lighting and ecological matters can be acceptably controlled through planning conditions.

## **Recommendation**

It is recommended that the application be delegated for approval to the Director of Placemaking, Decarbonisation and Engagement (subject to the consultation period having expired on amended plans), 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:  
Drawing No.249-03 'Proposed Elevations East and South of Plots 1 & 2' dated 18/08/2021  
Drawing No.349-04 'Proposed Elevations West and North of Plots 1 & 2' dated 18/08/2021  
Drawing No.349-05 'Proposed Lower Ground and Ground Floor Plans of Plots 1 & 2' dated 18/08/2021  
Drawing No.349-06 'Proposed First Floor and Roof Plans of Plots 1 & 2' dated 18/08/2021  
Drawing No.349-07 'Proposed Site Section and Front Elevation of Existing Cottage and Plots 1 & 2' dated 18/08/2021  
Drawing No.349-08 Rev.A 'Proposed Site Plan of Existing Cottage and Plots 1 & 2' dated 18/08/2021  
Drawing No.349-09 'Existing Site Layout and Site Location Plan' dated October 2021

Planning Statement dated November 2021  
Document Ref: PC23-110 'Tree Consultants Wales - Report on  
Trees' dated 25th October 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. The proposed development shall be completed in full adherence to the arboricultural details submitted to the Local Planning Authority (PC23-110). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority. Upon completion of the development, the Local Planning Authority will be provided with clear and obvious proof that the details of the Arboricultural Method Statement have been adhered to, including the Arboricultural Supervision schedule. Proof will be demonstrated through the submission of a report, which summarise the details of Arboricultural Consultant visit, including where relevant photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

**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. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

4. Prior to the construction of the dwellings hereby approved samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) and 30 (Amenity)

5. The parking and turning facilities shown on the plan hereby approved shall be provided before the dwellings are first occupied, and thereafter retained for that purpose.

**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy:

Local Development Plan - Policy 53 (Impacts on Traffic)

6. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

7. The recommendations contained in Section 7 of the Ecological report must be carried out prior to development of the site.

**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 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

8. No development, or 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:

- i. Construction methods: details of materials used in construction; details of how any waste generated will be managed.
- ii. 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, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- iii. Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance, mitigation and enhancement measures
- iv. Soil Management: details of topsoil strip, storage and amelioration for re-use.
- v. 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.
- vi. Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of work.
- vii. 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.



- viii. 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.
- ix. 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.

**Reason:** To ensure the environment including soil and water run-off is protected and managed appropriately during construction. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policies 8, 11 and 32 of the Pembrokeshire Coast National Park Local Development Plan 2.

- 9. Notwithstanding the provisions of Article 3 and Parts 1 and 2 of the Second Schedule to the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, G and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

**Reason:** To retain control of the development and protect the visual amenity and environment of the site. Policies 8, 11 and 32 of the Pembrokeshire Coast National Park Local Development Plan 2.

### ***Informatives***

The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes

The applicant should be aware that the proposed works will require SAB (Sustainable Drainage Systems Approving Body) approval. Approval should be sought from:

SAB  
Community Services Directorate  
Infrastructure Division  
Pembrokeshire County Council  
County Hall  
Haverfordwest  
Pembrokeshire  
SA61 1TP

Email: [sab@pembrokeshire.gov.uk](mailto:sab@pembrokeshire.gov.uk)  
Telephone: 01437 776142

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

It is recommended that the applicant and contractors be informed of the possibility of encountering bats unexpectedly during works. If bats are encountered on site works should stop immediately and NRW should be contacted (Natural Resources Wales, - General Enquiries: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk) or 0300 065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW. Licences are not automatically granted by virtue of a valid planning consent and it may be possible that the necessary licence application may be refused.

**This planning permission is accompanied by a Unilateral Undertaking to secure the agreed Affordable Housing contribution.**