

**Application Ref: NP/12/0049**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN04490374
<b>Applicant</b>	PCNP
<b>Agent</b>	Mr A Muskett, Building Project Officer
<b>Proposal</b>	Demolition of existing visitor centre, extension and change of use of existing store building to provide visitor reception, shop and toilet and associated landscaping
<b>Site Location</b>	Carew Castle, Birds Lane, Carew, Tenby, Pembrokeshire, SA70 8SL
<b>Case Officer</b>	Emma Langmaid

**Summary**

This application is to be considered by the Development Management Committee because the applicant is the Pembrokeshire Coast National Park Authority.

Planning permission is sought to upgrade and extend the walled garden workshop to provide reception, office and toilet facilities at Carew Castle; this also involves the removal of the existing portakabins. The intention with these improvements is to manage visitors to the site, control access, security, payment, visitor orientation and overall visitor operations and to do this requires a building on the preferred line of approach from the car park to the Castle. Due to the site's context and sensitivities the most appropriate place to provide such a facility is within the walled garden. The walls of the walled garden effectively 'enclose' and screen the buildings within so that the accommodation provided is virtually invisible to the visitor at ground level arriving from the car park. The site is virtually level so the castle provides the key visual clue to the visitor immediately upon arrival. The pattern of movement of visitors through the site is therefore legible and logical.

These proposed works are part of a wider scheme of repair, renewal and improvement to the castle, for which funding has been approved (but for which separate planning applications are being processed). The proposals have been developed in close consultation with the relevant officers of the PCNPA, Countryside Council for Wales (CCW) and Cadw to ensure the best possible outcome for the redevelopment of the Walled garden and the sites historical and ecological importance.

Taking into consideration the design proposals and the reasons behind them the proposed improvements are considered to be a welcome upgrade to the existing visitor facilities at the entrance to the castle to ensure the enhancement and future preservation of an important historical asset in this part of the National Park. The application is recommended for approval, subject to conditions.

**Consultee Response**

**CADW - Welsh Historic Monuments:** Reply - Do not wish to raise any concerns with this proposal.

**Carew Community Council:** No objection

**Countryside Council for Wales:** No objection

**PCC - Transportation & Environment:** No objection

**Dyfed Archaeological Trust:** Conditional Consent

**Environment Agency Wales:** Standard Advice

**Public Response**

The application has been appropriately advertised, and no responses have been received at the time of this report.

**Policies considered**

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest

LDP Policy 11 - Protection of Biodiversity

LDP Policy 14 - Protection of Buildings of Local Importance

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 35 - Visitor Economy

LDP Policy 43 - Protection of Employment Sites and Buildings

PPW4 Chapter 04 - Planning for Sustainability

PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW4 Chapter 06 - Conserving the Historic Environment

PPW4 Chapter 07 - Supporting the Economy

PPW4 Chapter 11 - Tourism, Sport and Recreation

PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG03 - Sustainable Design

SPG06 - Landscape Character Assessment Study, June 2009

SPG11 - Safeguarding Mineral Zones

SPG13 - Archaeology

TAN 05 - Nature Conservation and Planning

TAN 10 - Tree Preservation Orders

TAN 11 - Noise

TAN 12 - Design

TAN 13 - Tourism

### **Officer's Appraisal**

#### **Background**

Carew Castle lies at the head of the Carew estuary to the south west of Pembrokeshire, set within rolling farming landscape. The tidal river heads to the open sea with links to Ireland, south west England and Western Europe. The castle is located in a defensible position protected by the river and Millpond to the west and north. Although positioned at a low level, it is a prominent landmark within the landscape.

Carew Castle is leased to Pembrokeshire Coast National Park Authority (PCNPA) from the Carew Estate. PCNPA manage the site through conservation, encouraging understanding and enjoyment by the public. The castle is a Scheduled Ancient Monument and Listed Building; the site is also a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (SAC) and is within a Historic Landscape.

PCNPA in meeting the aim to conserve, encourage understanding and enjoyment of Carew Castle has secured funding for a scheme of repair, renewal and improvement as follows:

- Replacing the roof, windows and doors to the Lesser Hall;
- Removing the existing portakabins from the Walled garden;
- Upgrading and extending Denis' shed in the Walled garden to provide retail/reception facility/public conveniences; and
- Resurfacing the main car park.

This current planning application proposes the second and third elements of the work to the Walled garden that of removing the existing portakabins and upgrading and extending Denis' Shed in the Walled garden to provide retail/reception facility and public conveniences. Members will recall considering a previous application for the replacement of the roof, windows and doors to the Lesser Hall; members will also note that the resurfacing of the main car park, subject of a separate planning application, is also being considered on this agenda.

The principles of providing new visitor facilities in the walled garden and upgrading the car park (application NP/12/050 also being considered on this agenda) have been the subject of discussions in principle with the Carew Estate (the Landowners), the Carew Community Council and the Carew

Castle Stakeholders Group over many years and they have always agreed in principle with the proposals.

The current proposals for the walled garden and car park were forwarded to the Carew Community Council and the Carew Estate prior to the submission of the application. The proposals have also been the subject of discussions with Pembrokeshire County Council Highways, CCW, Cadw and National Park Officers including archaeologist, planning officer, building conservation officer, building maintenance staff, site manager and independent ecologists.

Proposals for a visitors centre have been developed in a strategic and sequential manner by considering the appropriateness of various options as follows:

- Numerous sites for the visitor centre have been considered including the car park, between the car park and the cross, between the cross and the walled garden, within the walled garden, between the Walled garden and the castle, within the castle itself. On balance it was decided that building within the walled garden provides a good solution in terms of its location to as to effectively manage visitor entry, movement, interpretation and orientation with minimum visual impact on the castle and its setting. It is also the least sensitive area archaeologically and ecologically.
- Various designs within the walled garden have been considered including historic copy built in stone and slate, or a contemporary statement (i.e. a radical solution involving a completely modern building and using modern materials such as glass and stainless steel). The preferred option is a simple but passive building being of our time yet in no way rivalling or competing with the castle.

The underlying design philosophy for the visitors centre within the walled garden, as outlined in the accompanying Design and Access Statement, is that it does not compete or rival with the castle and its setting. It has minimal archaeological impact and remains visually subservient to the historic landscape setting and yet can be read as of its time. It does not in any way copy the existing structure, but fully respects it and uses materials such as timber and render instead of using stone. The timber cladding will be in the form of vertical boarding with a neutral, recessive colour scheme. The roof will also be clad in simple monopitch box profile dark grey neutral sheeting.

In terms of landscape context the aim is to reduce the impact of the visitors centre when viewed from outside the walled garden. This approach generates a single storey building with its highest point central in the walled garden so as to minimise effective height when viewed externally). In order to reduce the size (and resultant impact of the building) it is proposed that only basic facilities will be provided in the walled garden with complimentary interpretation facilities in the first floor of the Lesser Hall, in the main castle building.

Soft and hard landscaping on the site will guide and direct the visitor on entry to the walled garden towards the reception entrance and also divide the Walled garden area so as to create a private western area suitable for activities and events with a potential for herb garden, seating, maze, play area (ideas which are at the conception stage now).

### **History**

07/007 – Portakabins, renewal of consent  
02/012 – Portakabins, renewal of consent  
01/024 – Portakabins, renewal of consent  
385/93 – Visitor centre, reception and exhibition  
214/93 – Interpretation centre, exhibition building  
282/92 – Conversion of existing building to workshop, store and mess room and construction of new store and toilet building  
169/89 – Temporary tent site in Walled garden

### **Constraints**

NPA Property – within 25m  
Special Area of Conservation – within 500m  
Site of Special Scientific Interest – within 50m  
Mineral Safeguarding Area  
Biodiversity Issue  
Historic Landscape  
Ancient Monument  
TPO

### **Current Proposal**

The current application proposes removal of all the existing portakabins on site, upgrading of the existing Denis' Shed building to provide reception, office and retail, and extension of Denis' Shed to provide public conveniences.

In addition to the physical alterations to the castle (previously approved under NP/12/048), the following summarises supporting works/proposals for all the works proposed under NP/12/048, 049 and 050):

- Provide contractors working compound in the car park (tree protection will be provided to the northern area of the car park).
- Provide access trackway from the car park to the outer ward of the castle.
- The trackway is to be fenced (to protect adjoining land) and covered in a temporary mesh surface (to minimise impact on archaeology and ecology) (the contractor will provide an Environmental Management Plan prior to commencement of works)
- Works will be undertaken between 21<sup>st</sup> June and 1<sup>st</sup> October to avoid disturbance to bats. Additionally there will no night working and the

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use of artificial light will be prohibited for one hour each side of dawn/dusk.

- Protocols will be established to determine the periods of use of the track way (early in the morning and late in the afternoon) to reduce any visitor/contractor conflicts.
- Marshalling arrangements will be established to manage potential crossover between visitors and contractors.
- Provide a small fenced working area alongside the chapel tower with scaffolding to allow access to the Lesser Hall.
- Provide scaffolding on the courtyard side of the Lesser Hall (the contractor will provide a method statement for the use and management of the site which will include details of scaffolding design).
- Provide a temporary roof covering over the Lesser Hall to allow works to continue in inclement weather (access points will be included for bats).
- Historic fabric will be recorded before works commence and temporary protective measures will be provided. There will be an Archaeological Watching Brief during the works and provision will be made for appropriate recording.
- An independent ecological report has informed all decisions (Soltys Brewster 2011) and a Bat Mitigation Statement has also been produced to guide scheme design and site practice (Soltys Brewster 2012)
- Ecological inspections and Watching Brief will be in place during scaffold erection/dismantling and at potentially load activities together with a 'tool box' talk to the contractor.

The application is supported by the following documents:

- Drawings
- Design and Access Statement (January 2012)
- Protected Species Survey Report – Denis' Shed (February 2012)
- Ecological appraisal to inform work proposals (November 2011)
- Demolition Statement
- Transport Statement

### **Key Issues**

The main planning matters raised by the application are:

- Principle;
- Visual amenity;
- Neighbouring amenity;
- Listed building/scheduled ancient monument/archaeology;
- Ecology;
- Trees;
- Sustainability; and
- Minerals Safeguarding.

*Principle*

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP) refers to the National Park Purposes and Duty and states that development in the National Park must be compatible with 'a' the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the national park and 'b' the public understanding and enjoyment of these qualities. Policy 7 of the LDP refers to development outside identified centres which will only be permitted where 'e' tourist attractions or recreational activity is proposed where the need to locate in the countryside is essential. Policy 35 of the LDP refers to the visitor economy and to attracting visitors outside the peak season while ensuring the National Park environment is conserved and enhanced by 'd' permitting visitor attractions and that countryside proposals should make use of existing buildings wherever possible.

The proposed improvements to the walled garden support fully Policy 1 and with consultation during the development of the proposals with CCW, Cadw and the officers of the National Park the proposals conserve the natural beauty and wildlife of the Park and enhance the cultural heritage. Furthermore, the proposed upgrade to visitor facilities at the castle will contribute to a better public understanding and enjoyment of the castle and the importance it plays within this area of the Park. In addition the requirements of Policy 7 'e' and Policy 35 'd' are met, since the proposal is to an existing historical tourist attraction, which is removing a series of portakabin style buildings, intended to be temporary only and makes use of an existing building.

The proposal does not introduce any new uses, but does slightly increase the available retail area. It is part of the wider visitor attraction based at the castle. Policy 35 allows for visitor attractions and where they are in countryside locations need to demonstrate why a countryside location is essential. In this instance the attraction is the castle. The retail element is ancillary to the attraction as a whole and would not exist in isolation.

In principle, therefore, it is considered that the proposal is acceptable. Consideration therefore needs to be given to the details of the proposal and compliance with the relevant policies of the LDP.

*Visual amenity*

Policy 15 of the LDP 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. Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The existing walled garden contains a number of 'temporary' portakabin buildings which have now been in place for some time. On entering the walled garden from the path leading from the car park, there is an existing small stone building to the left, which is unaffected by these proposals. The portakabin buildings are across the entrance and quite overbearing when entering the walled garden. Whilst attempt has been made with wooden structures and growing plants to reduce their impact, their proposed removal is welcome. The portakabins currently house a reception area and shop, staff room, store and office space plus toilet facilities for visitors. A series of portakabins make up this arrangement, some of them linked. In addition, on leaving the shop area to the rear to go towards the castle, there is an existing stone planter, which appears slightly rundown and a storage/workshop building to the right, known as Denis' Shed.

The focus of these proposals is the removal of all the portakabin buildings from within the walled garden and the upgrade and extension of the building known as Denis' Shed. The upgraded and extended Denis' Shed will then house a reception area and shop, small staff kitchen, a few storage areas, plus visitor toilet facilities including a disabled toilet. Denis' shed is currently a fairly bland single storey flat roof structure; the proposals to upgrade and extend it include the buildings being clad in vertical timber boarding (stained softwood) with painted joinery (mid/dark grey) and have shallow pitched roofs, clad in mid/dark grey box profile metal sheeting. The rear wall of the building, adjacent to the garden wall, is proposed to be painted render. One of the side elevations, visible on entering the walled garden from the car park area will be stone.

It is also proposed to make use of the space within the walled garden, opened up by the removal of the portakabin buildings, with either a performance space/maze and to enhance the garden areas. The detailed proposals for this have yet to be formulated, although internal consultation with regard to the form that this could take has been carried out.

In addition to the works within the walled garden, some enabling works are proposed including contractors compounds in the existing car park plus a vehicular access track alongside the existing pedestrian access into the castle. These works are necessary for the period of the construction works, and their impact will be for a temporary period only and viewed in the context of works being undertaken to the castle.

Overall the proposals for the walled garden are welcomed and are considered to be acceptable in visual terms, having been developed in close consultation with the PCNPA's Building Conservation Officer and Cadw and supported by a detailed Design and Access Statement. The removal of the portakabins and upgrade of Denis' Shed allows the walled garden to be totally opened up and gives the castle an entrance more befitting of its importance. Whilst the changes 'within' the walls could be considered to be quite extensive, their impact visually will be minimal since the walled garden effectively encloses them.



*Neighbouring Amenity*

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties by virtue of the development leading to an increase in traffic or noise or odour or light and/or the development is visually intrusive.

Whilst Carew Castle is close to the settlement of Carew, the proposed alterations to the walled garden will not be visible from outside the castle. In order to facilitate the works, it will be necessary to have compounds for the storage of materials and construction traffic visiting the site, however given the castle is open to the public these areas and vehicular visits will be managed to ensure the castle as a tourist facility remains fully functioning. This then has the knock-on effect of reducing the impact on neighbouring amenity. The actual construction period will be for a temporary period only and working hours can be adequately controlled by condition to ensure limited noise and disturbance. At the time of writing the report no comments had been received as a result of public consultation.

Given the above it is not considered that the proposal will have any significant adverse impact on the amenity enjoyed by neighbouring properties.

*Impact upon the listed building, scheduled ancient monument and archaeology*

Policy 8 of the LDP refers to the Special Qualities with criterion 'd' seeking to ensure that the historic environment is protected and where possible enhanced.

The application proposals have been developed in consultation with Cadw, PCNPA's Building Conservation Officer and PCNPA's Archaeologist. It should be noted that scheduled ancient monument consent has been granted by Cadw for all the all the proposals at Carew Castle.

As detailed above, various options were considered for the location of the visitor centre. The preferred option and the current proposal is to remove existing portakabins and to upgrade and extend the existing building on site known as Denis' Shed, all within the Walled garden. Enclosing the works within the existing walled garden ensures minimal impact on the castle which is a Grade I Listed Building and Scheduled Ancient Monument (SAM), since the walls effectively 'enclose' and screen the buildings within so that the accommodation provided is virtually invisible. The site is virtually level so that even with these proposals completed the castle is still the key visual clue to the site ensuring the protection of the setting of the Listed Building and SAM.

Dyfed Archaeological Trust (DAT) has responded to the consultation on the application and suggests that areas of the proposed development may contain undisturbed buried archaeological levels and consequently they advise that archaeology is a dimension and constraint to this proposed

development. DAT recommend that historic environment issues should be protected through the attachment of a Grampian Style condition such that no development shall take place until the applicants, agents or successors in title have secured a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to the National Park Authority for approval. A written scheme of investigation and watching brief have been submitted with the application and are included as an appendix in the Design and Access Statement – and work in accordance with these will be secured with an appropriate condition.

Cadw have commented on the application and identified that the proposed development will have a direct effect upon the scheduled ancient monument known as Carew Castle and is located in the vicinity of the scheduled ancient monuments known as Carew Cross and Carew Bridge. With specific regard to the works within the Walled garden Cadw acknowledges that these were partly excavated in the late 1980s and early 1990s. The proposed extension to house the toilets overlies part of the excavated area and there are existing services to the building. An archaeological written scheme of investigation has been prepared by the applicant's archaeologist. Cadw has already granted scheduled ancient monument consent for this development and therefore does not wish to raise any concerns about the direct impact of the proposals.

Cadw consider that the removal of the portakabins will lessen the visual impact on the main castle as visitors enter the site as the area of the walled garden will be opened up. The cladding and small extension of the existing building will in Cadw's opinion improve their appearance and will not have any material impact upon the setting. Cadw do not wish to raise any concerns about these proposals.

### *Ecology*

Policy 11 of the LDP seeks to ensure that development that would disturb or otherwise harm protected species will only be permitted where the effects will be acceptably minimised or mitigated through careful design, work scheduling or other measures.

The applicant's ecologists were commissioned to undertake an ecological appraisal of Carew Castle site. The castle as previously identified is a Scheduled Ancient Monument and the buildings and grounds, with the exception of the inner part of the Walled garden, are also designated a Site of Special Scientific Interest (SSSI) largely on the basis of the presence of roosting Greater Horseshoe bats. Carew Castle is nationally and internationally important for its Lesser and Greater Horseshoe bat populations. The site also forms a constituent part of the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation (SAC). The SSSI citation in addition to bats refers to the notable wall flora associated with the castle and walled garden as well as colonies of regionally rare species within the grounds.

### *Ecological Appraisal*

In order to inform the ecological constraints/opportunities associated with the proposed works to the Lesser Hall the applicant's ecologist were commissioned to update a previous habitat survey of the site undertaken in 2004 which also included mapping the extent/distribution of rare plant colonies within the grounds, which also covered the walled garden. The accompanying Ecological Appraisal describes the findings of the repeat survey and identifies measures to limit potential impacts on rare plants/habitats associated with contractor access to the work areas and maintaining public access to the castle and walled garden. A separate survey was commissioned specifically to carry out a protected species survey report at Denis' Shed.

In considering the potential impacts (and avoidance/mitigation measures) on habitats and notable plant species as part of the proposed works, the findings of the most up to date survey have been used in the first instance since the September 2011 survey represents the most up to date description of ecological conditions at the site and the distribution /extent of the rare plant species.

The proposed works would require access for plant and machinery from the existing car park to the Walled garden and the eastern wall of the Castle. In parallel with allowing access for plant and machinery, a separate dedicated access for pedestrian visitors to the site, from the car park would need to be maintained. An indicated route alignment for construction access, with a working corridor of up to 4m wide along this alignment, is shown on the accompanying 'site access plan'. This access would affect the short mown amenity grassland of negligible ecological interest, but with the exception of scattered plants and the colony of approximately 20 plants of Fiddle Dock, would largely avoid the areas of the site where notable species had been recorded (in both 2004 and 2011).

Within this corridor, further measures to reduce the potential impacts, particularly with regards to tracking of plant and machinery, could involve clear demarcation of the vehicle route with protective mesh matting (to avoid damage/poaching of the grassland surface) and to align the access as close as possible to the southern wall of the Walled garden, although an offset from the wall of at least 1-2m would be recommended to avoid accidental damage to the walls and associated flora. Any protective matting used would ideally be of a 'grid' type design that permitted water and some light to pass through to the grassland beneath.

Other measures that should be adopted include clear demarcation of the limits of the access corridor (e.g. with Heras fencing) to prevent damage to adjacent habitats – which includes the main colony of Fiddle Dock to the south. Any temporary storage of materials should be within similarly demarcated areas and should be confined to flat areas of grass avoiding any embankments/buried earthworks.

The main contractor's compound will be located within the existing hard surfaced car park to the south of the site boundary wall. Vehicular movement to and from the car park to the working area at the east wall of the castle would be restricted so as to avoid public opening times as far as practicable. Additional arrangements identified by Cadw to minimise potential impacts on the historic environment that would be adopted include:

- Use of existing site access gate from car park for plant/machinery with segregation of the gateway to provide temporary pedestrian access;
- Use of the grassland area south of the south east tower of the castle as a temporary storage for materials with restrictions on vehicular movements to and from this area outside of public opening hours;
- Working area for contractors to the south of the walled garden.

Prior to commencement of the main works it has been recommended by the applicant's ecologist that the appointed contractor produces a Contractors Environmental Management Plan (CEMP) for agreement with the National Park Authority and other relevant consultees (e.g. Cadw, CCW). A copy of the ecological supporting statements should be made available to the contractor at tender stage. In addition to the measures described for minimising impacts notable grassland plants and habitats the CEMP should include information relating to storage of materials/chemicals and measures to be adopted to avoid/minimise the risk of accidental spillages into watercourses.

### *Carew River*

The site lies adjacent to the Carew River and the river is a tributary of the tidal Cleddau and is included at the upper edge (tidal limit) of the Pembrokeshire Marine SAC. Accordingly consideration of potential impacts on the river would be appropriate. Based on the type and extent of renovation works, the risk of an impact on the river and the Marine SAC is considered negligible on the basis that:

- The proposed works are focused at the castle and would not require tracking of vehicles or storage of materials in close proximity to the river;
- The main contractors compound where plant and materials would be stored when not working would be located in the existing hard surface car park to the south of the castle boundary (i.e. further away from the river); and
- A CEMP would be produced by the appointed contractor and this document would be subject to review by the National Park Authority and CCW.

### *Protected Species*

In addition to the ecological appraisal of September 2011, summarised above, the applicant's ecologist also carried out a Protected Species Survey Report at Denis' Shed in February 2012. The internal and external inspection

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undertaken at the site identified no roosting bats or evidence of roosting bats in Denis' Shed structure. Limited habitat for crevice dwelling bat species with suitable access points were identified in parts of the structure along wall tops and beneath roof sheeting. However, given the generally light and draughty nature of these areas and their likely temperature fluctuations, none were considered to offer habitat capable of supporting roosting bats and as such the structure was assessed as having negligible bat roosting potential. Given the lack of suitable roosting habitat or evidence of roosting bats, no further survey to inform likely presence/absence would be required and the current survey information is considered to provide sufficient robust evidence of the likely absence of roosting bats.

However, the presence of the occasional day roosting individuals during the active months cannot be precluded by the lack of bat roosting evidence; as such it is recommended that works should incorporate reasonable avoidance measures, as described by English Nature Bat Mitigation Guidelines (Mitchell-Jones 2004) and should include the manual removal of building features such as fascia, bargeboard and roof sheeting. In the unlikely event that a bat was discovered during these 'soft strip' works, all activity would need to cease immediately and CCW contacted for advice.

No current or historic evidence of nesting birds was identified during the site survey. However, information from the site manager highlighted the structures occasional use by nesting Swallow in years when doors are left open during the appropriate time of year. As such to minimise the risk to nesting birds it is recommended that works be undertaken outside of the nesting bird season (March-August inclusive). However, if this is not practicable then measures should be incorporated to prevent access to the building prior to and during the works period (i.e. keeping external doors shut) to prevent nest building.

### *Trees*

With regard the issue of the site TPOs, PCNPA's Tree Officer has been consulted and commented that the proposal does not appear to have any serious implications regarding trees and landscape. There are however trees in proximity to the application site, outside the walled garden and some additional information and clarification was requested from the agent for the application regarding possible tree work, fencing for the development and more specifically with regard to the crack in the north east corner of the walled garden, which is likely to have been caused by roots of the adjacent trees. It has been recommended to attach a condition that ensures if works to trees are required, they are carried out following BS 5837 and BS3998.

On the previous application for the Lesser Hall PCNPA's Tree Officer had commented (which is equally relevant to this application) that the location of the main contractor's compound is in proximity to the protected trees along Castle Lane. It was noted in initial advice that the information included with the application showed construction access and egress for the site will be tightly controlled through the implementation of defined routes (fenced) and

designated compounds for the storage of materials (fenced), which will ensure that the construction materials and traffic will not come into proximity of the trees and hedges on the site. To ensure that the trees in close proximity to the main contractor compound are not affected by the development PCNPA's Tree Officer has recommended advisory notes are considered in particular to ensure that trees and hedges are not affected chemically (through contaminants) or physically (through compaction) below ground along the northern boundary of the compound.

It is considered that in the light of the PCNPA's Tree Officer comments there will be no detrimental impact on protected trees on the site. To ensure that trees and hedges are not affected, a condition is suggested with regard to ensuring any works necessary to trees are carried out in accordance with best practice and the suggested advisory notes will be attached.

### *Sustainability*

Policy 29 of the LDP refers to sustainable design and expects all proposals for development to demonstrate an integrated approach to design and construction in terms of 'a' place and local distinctiveness, 'b' environment and biodiversity, 'c' community cohesion and health, 'd' accessibility, 'e' energy use, 'f' energy generation, 'g' materials and resources, 'h' water and drainage, 'i' waste and 'j' resilience to climate change. Policy 31 of the LDP refers to minimising waste requiring development to minimise, re-use and recycle waste generated during demolition and construction. Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site.

The reuse of the existing Denis' Shed is resource efficient and as much fabric as possible is proposed to be retained. The extension to provide toilet facilities will be of a minimum footprint area and of simple masonry construction using sustainable materials wherever possible. The building's insulation will be increased substantially and simple durable materials will be used throughout. Timber will be sourced from sustainable sources and rainwater goods will be able to be recycled. Lime mortars will be employed and existing services and the cesspits within the Walled garden will be reutilised.

Disabled toilet facilities are currently located within the Walled garden and are clearly identified and accessible for all who visit. The replacement toilets will be sufficiently sized for disabled use and complies with building regulations Approved Document Part M. New switches and sockets will be positioned for ease of use and colour schemes will provide effective colour and tonal contrast. Clear signage and ground floor exit provisions for unassisted wheel chair users will be provided.

### *Minerals Safeguarding*

The site lies over an area of minerals safeguarding. Considering these proposals against the Safeguarding Minerals Zones SPG (June 2011) the applicant has provided the following conclusions:

- a. The proposals are located within 50m of the castle which is a Scheduled Ancient Monument and Grade I Listed Building. To extract any mineral deposits from this site (the norm for limestone being by blasting) is accordingly inappropriate; and
- b. There are existing buildings at this site which would preclude extraction of the mineral.

These conclusions are considered acceptable.

### **Conclusion**

Taking into consideration the design proposals and the reasons behind them the proposed improvements are considered to be a welcome upgrade to the existing visitor facilities at the entrance to the castle to ensure the enhancement and future preservation of an important historical asset in this part of the National Park.

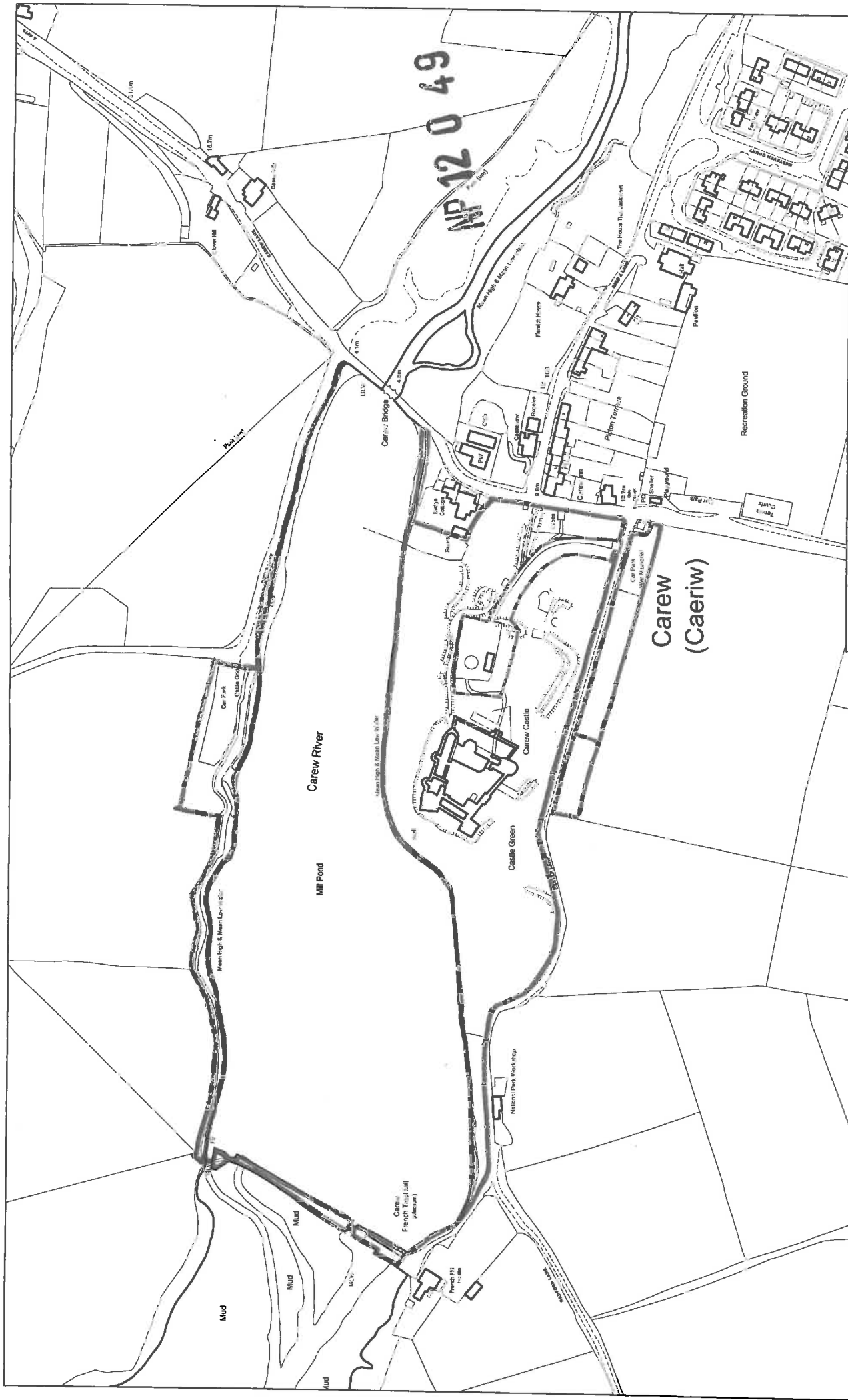
### **Recommendation**

That full permission be granted.

### **Conditions / Reasons**

That conditions be applied in relation to:-

1. Standard Time and Drawing Compliance
2. Landscaping/Trees
3. Design Details
4. Requirements for a Construction Phase Management Plan
5. Archaeology
6. Ecology



NP 12 0 49

Carew Castle - Walled Garden  
Location Plan

Scale:	1:2500	Date:	16 Jan 2012
Centre:	204545.263	Zoom:	975.000

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Pembrokeshire SA72 6DY  
Tel: 0845 345 7275  
[www.pembrokeshirecoast.org.uk](http://www.pembrokeshirecoast.org.uk)

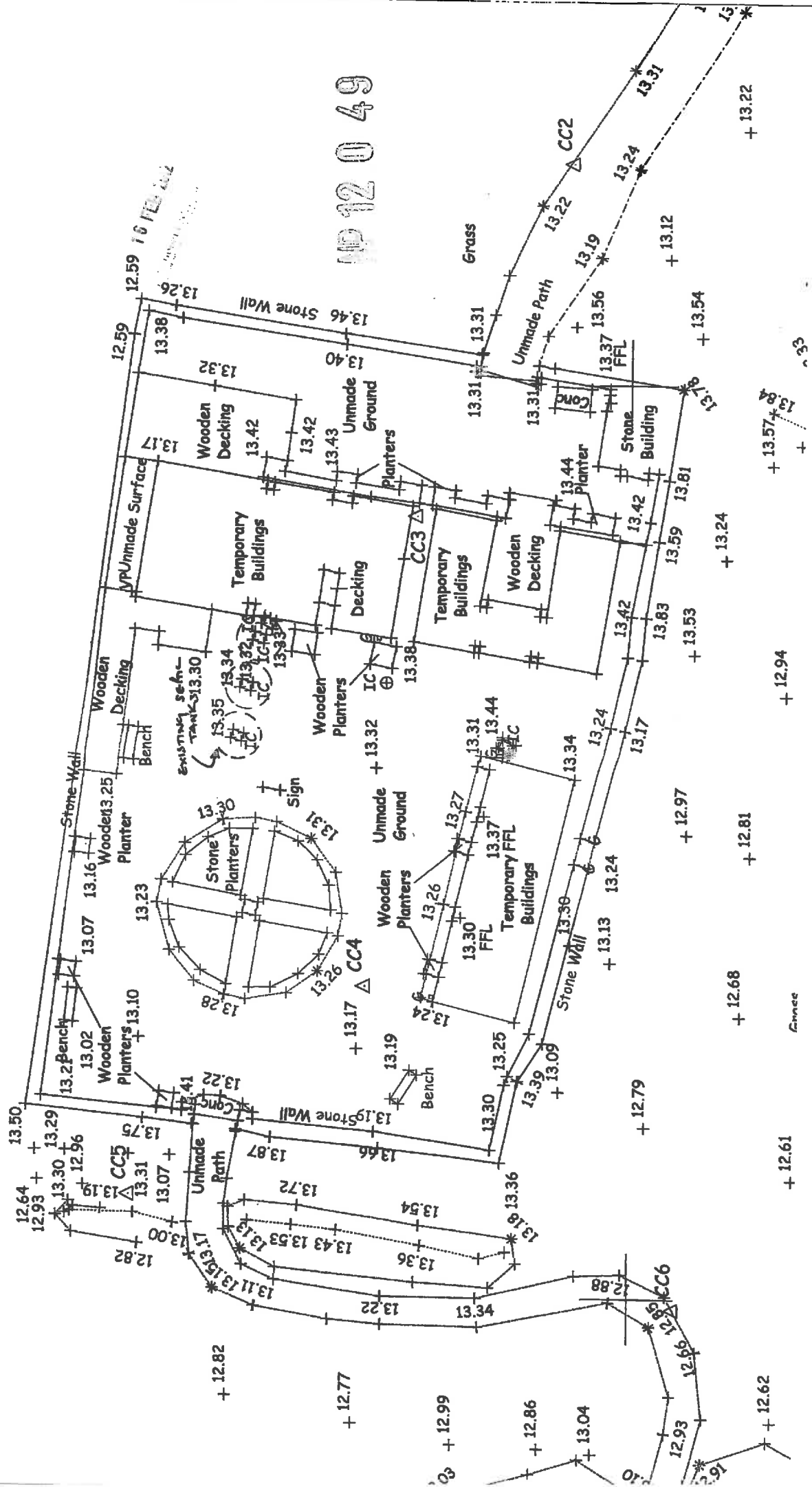


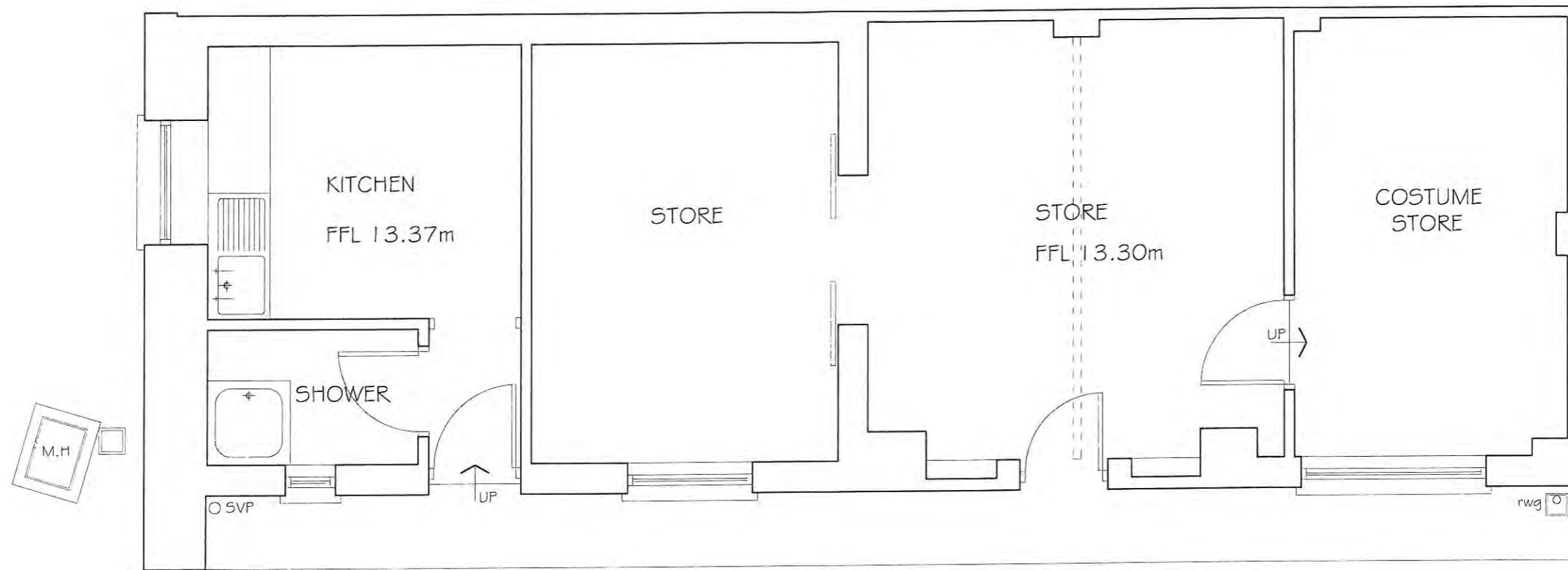


# CAREW CASTLE - WALLED GARDEN - BLOCK PLAN

(EXISTING)

SCALE 1:200



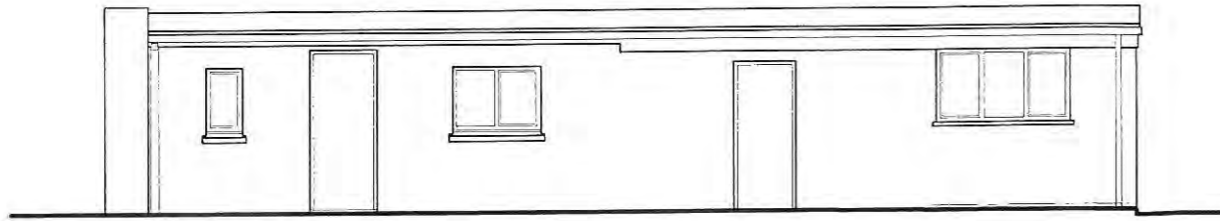


Carew Castle Walled Garden

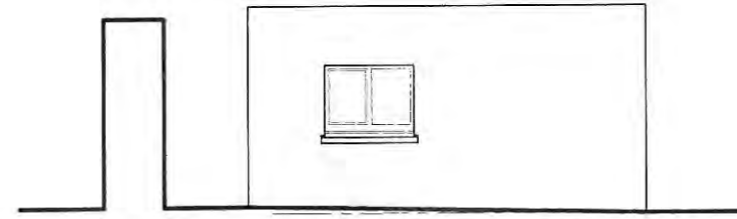
Existing Plan Refurbishment & Extension of Denis' Shed

Drg No :- EMM11G/01

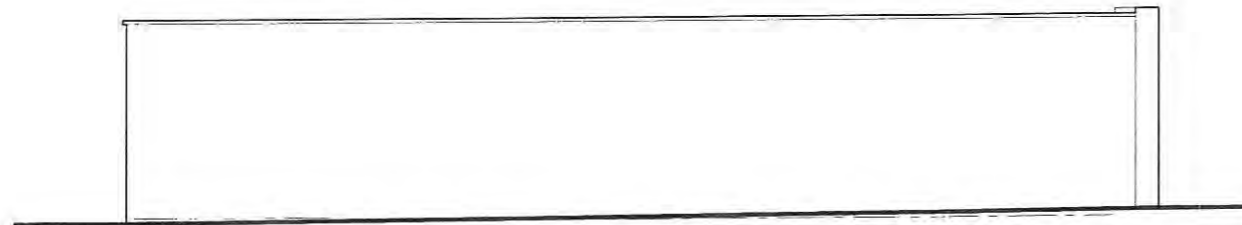
Scale : 1:50



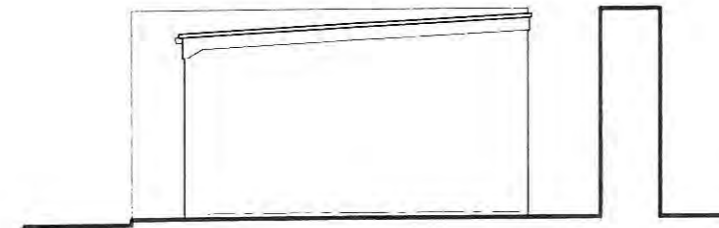
FRONT ELEVATION (NORTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)



SIDE ELEVATION (WEST)

Carew Castle Walled Garden

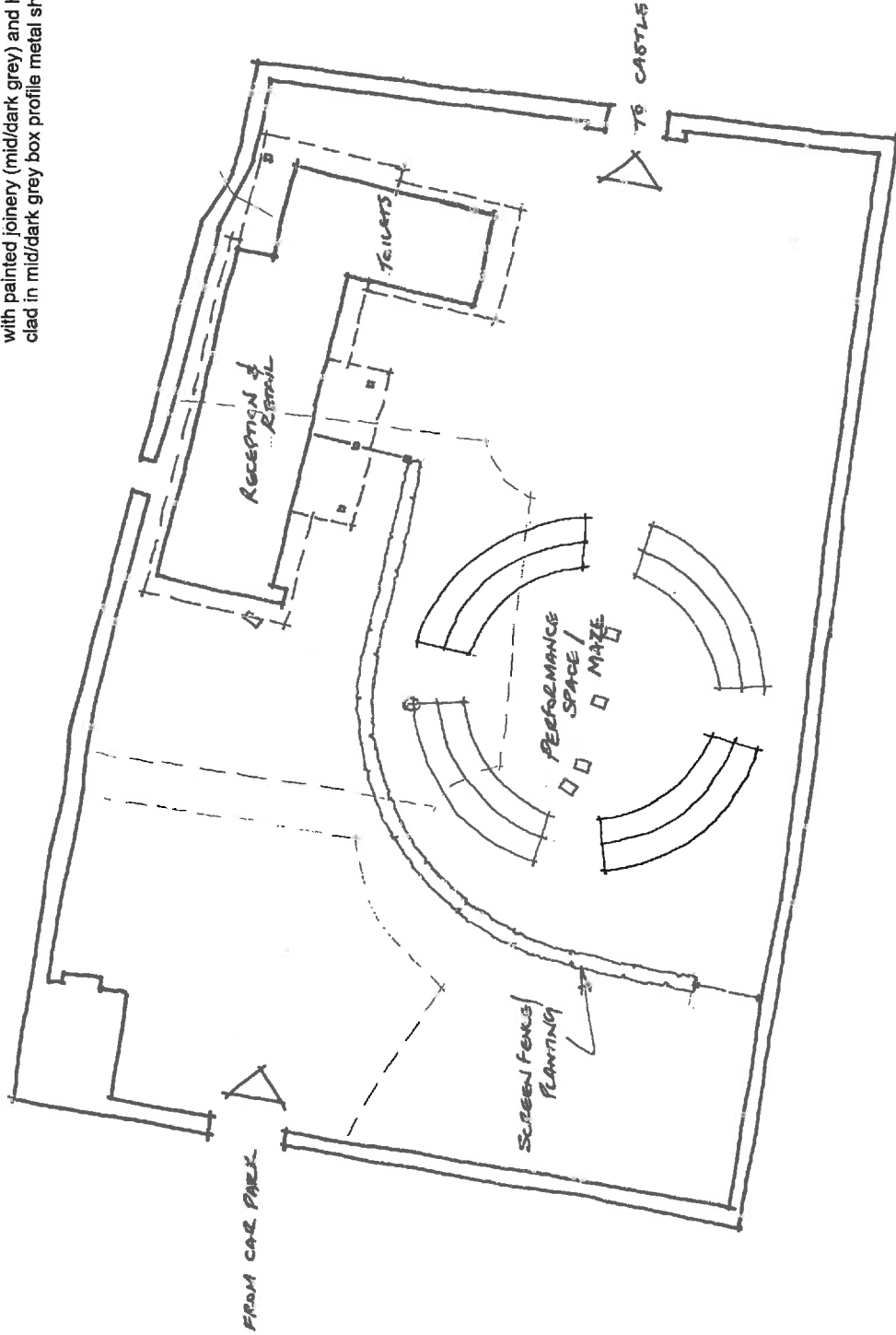
Existing Elevations - Refurbishment & Extension of Denis' Shed

Drg No :- EMM 1 1 G/02

Scale : 1:100



The buildings are to be clad in vertical timber boarding (stained softwood) with painted joinery (mid/dark grey) and have shallow pitched roofs, clad in mid/dark grey box profile metal sheeting.



NP 12 0 49

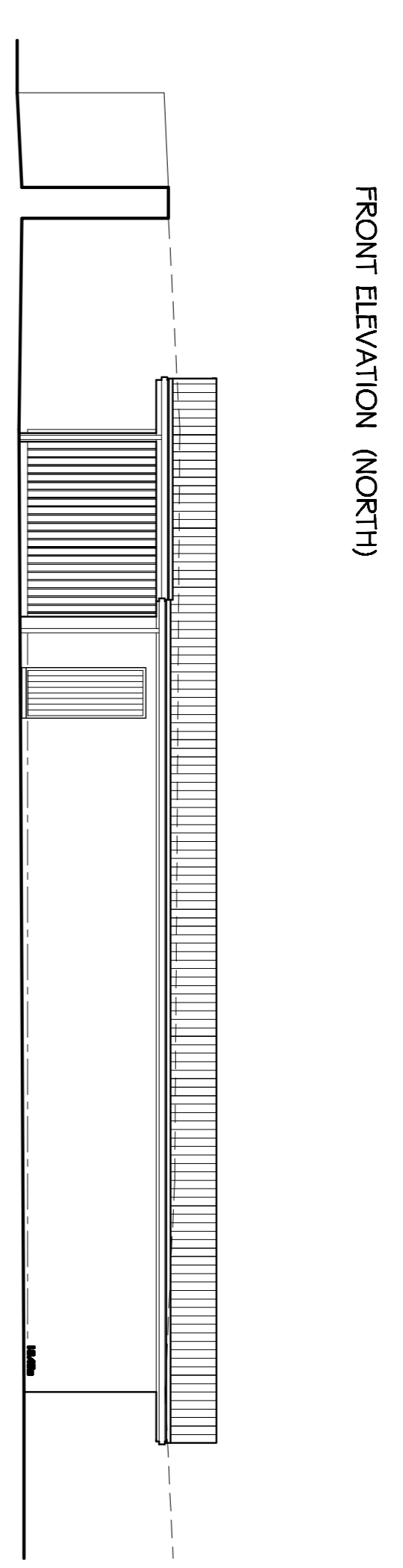
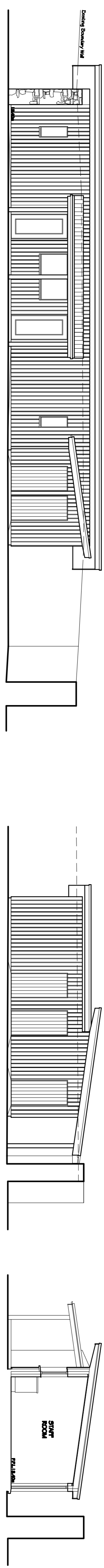
CAREN CASTLE WALLED GARDEN

PROPOSED BLOCK PLAN SCALE 1:200

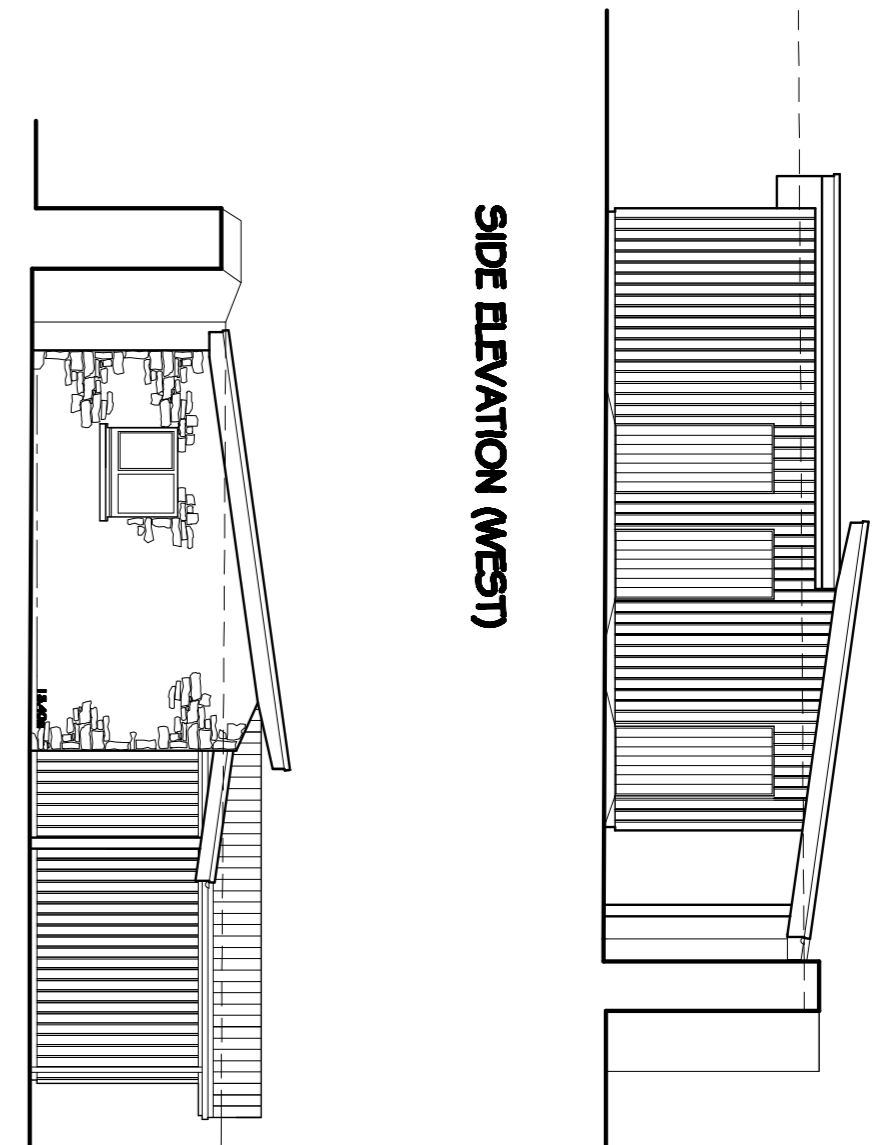
DAQ No: CCHCPP 5 REV A

Do not scale from this drawing.  
Please report any discrepancies to  
supervising officer immediately.

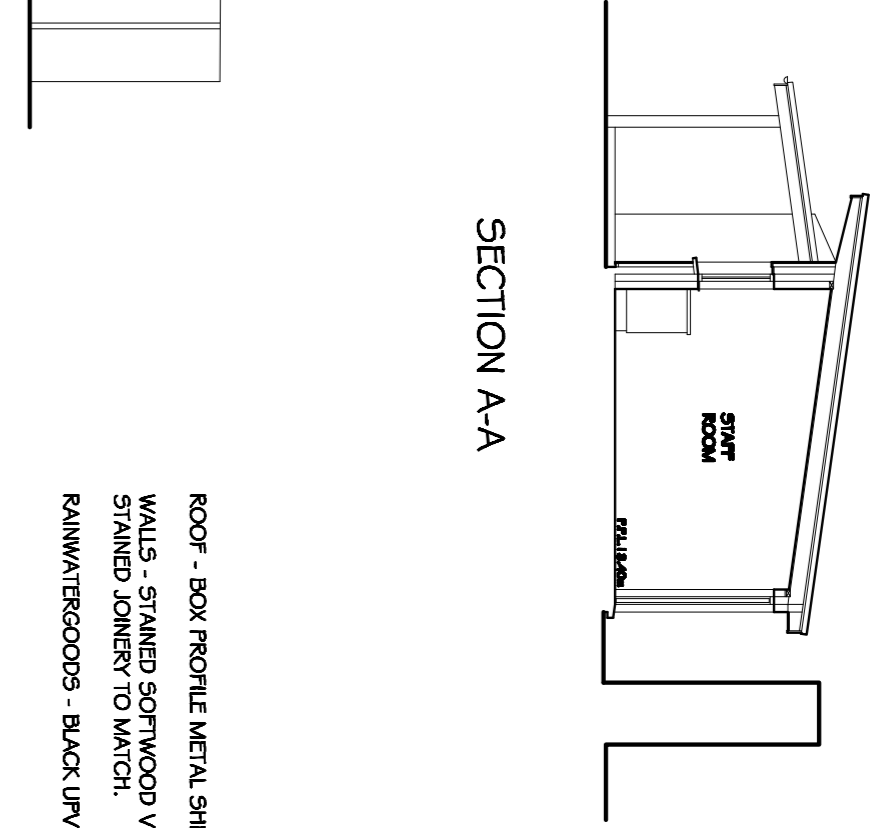
Notes



FRONT ELEVATION (NORTH)

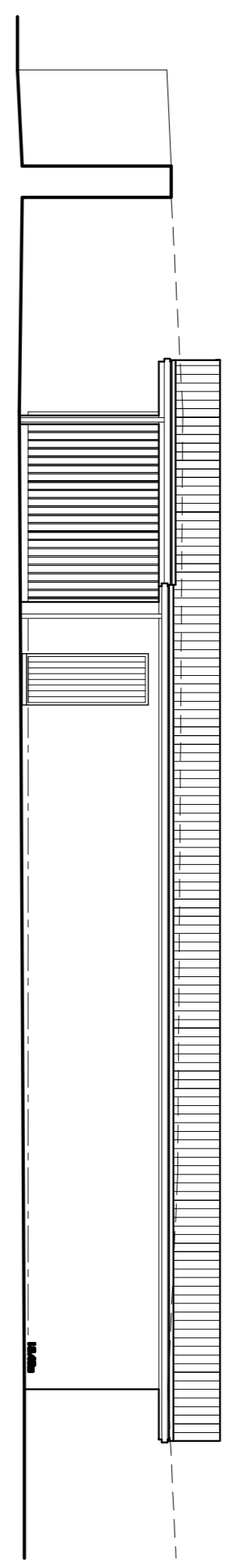


SIDE ELEVATION (WEST)

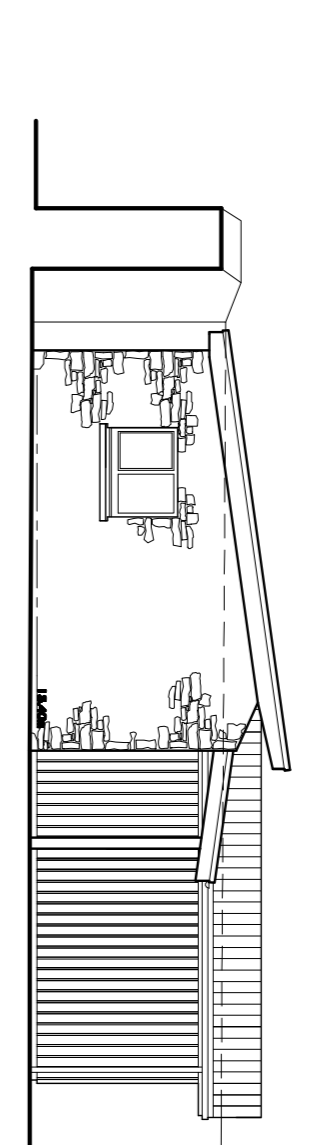


SECTION A-A

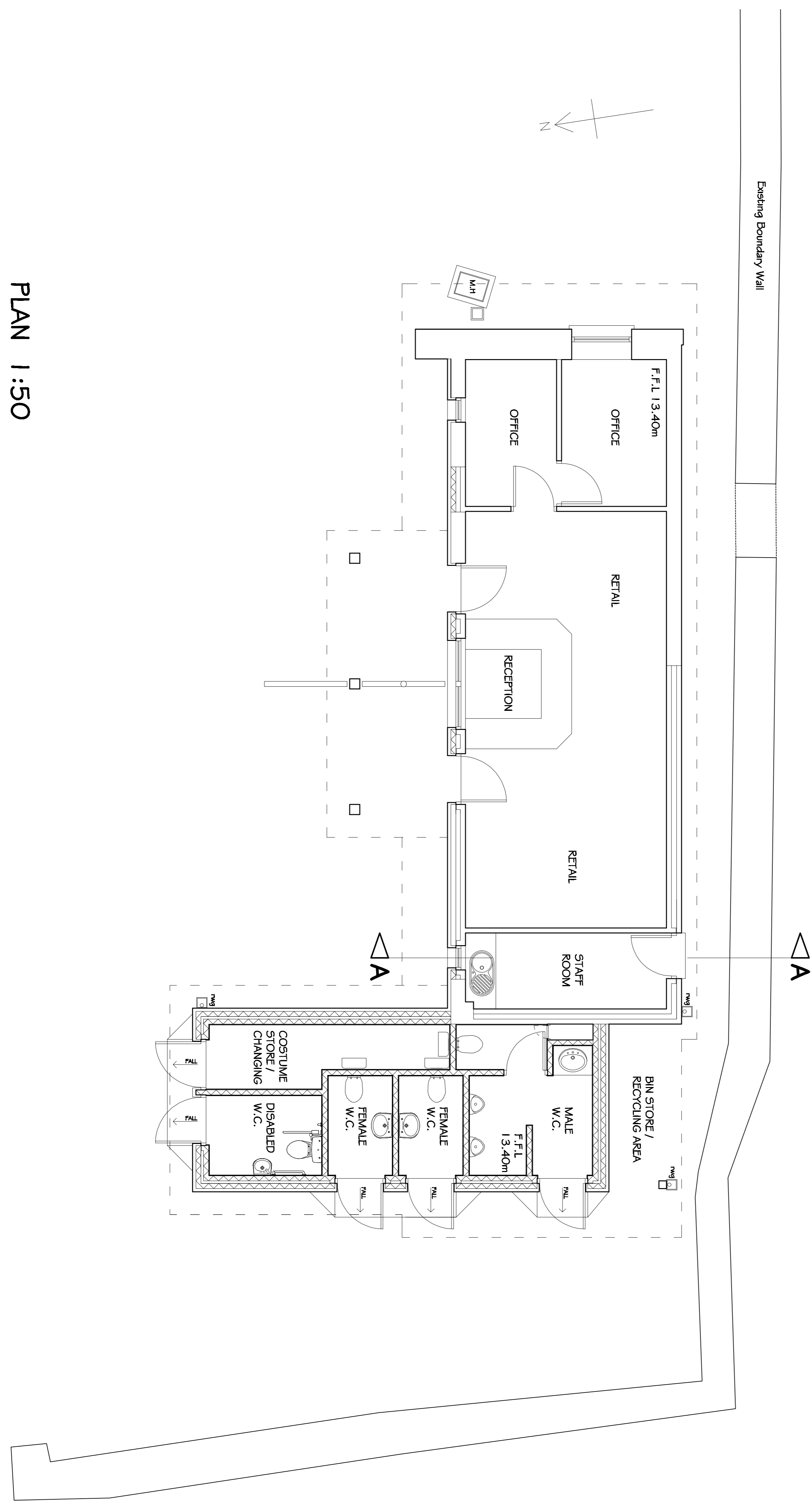
ROOF - BOX PROFILE METAL SHEETING AND/DARK GREY  
WALLS - STAINED SOFTWOOD VERTICAL BOARDING WITH  
STAINED JOINTS TO MATCH.  
RAINFALLTREOODS - BLACK UPVC



REAR ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



PLAN 1:50

Rev.	Date	Details	Checked

**Project Title**  
Alteration & Extension to  
Denis' Shed  
Carew Castle,  
Carew,  
Pembrokeshire.

**Drawing Title**  
Proposed Plan, Elevations &  
Section

Project Ref :	Drawing No. :	Revision	
PP6	CCHCPP 13		
Scale	Date	Drawn	Checked
As shown	Jan '12	adm	pr



**Awarddod**  
Parc Cenedlaethol Arfordir, Penfro  
Ffoc Llanon, Doc Penfro, Sif Benfro, SA22 6BY  
Pembrokeshire Coast National Park  
**Local Authority**  
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Pembrokeshire  
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Ffôn/Fox: 01646 689076  
DX 120354 Pembroke Dock  
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Pembrokeshire Coast National Park  
Pembrokeshire Coast National Park