

Application Ref: NP/17/0562/FUL

Case Officer Andrew Richards
Applicant Hean Castle Estate
Agent Acanthus Holden Ltd
Proposal Upgrade of existing caravan park comprising the reduction in density from 54 static caravans to 23 static caravans and 12 timber pods; together with re-cladding of existing toilet blocks, new internal access roads, childrens play area, parking area, timber admin cabin, bin enclosure and landscaping
Site Location Foundry Point Caravan & Camping Ground, Wisemans Bridge, Amroth, Pembrokeshire SA69 9AX
Grid Ref SN14320596
Date Valid 29-Sep-2017 **Target Date** 20-Dec-2017

This application has been reported to the Development Management Committee as the application is classed as major development.

Consultee Response

Saundersfoot Community Council: No response received
PCNPA Tree and Landscape Officer: Conditional consent
PCNPA Park Direction: Support in principle
PCNPA Planning Ecologist: Conditional consent
PCNPA Access Manager: No objection
PCC Transportation and Environment: Conditional consent
PCC Public Protection: Conditional consent
Natural Resources Wales: No objection subject to informative
Dyfed Archaeological Trust: Conditional consent
Dwr Cymru Welsh Water: No objection
Coal Authority: Conditional consent
PCC Coastal Engineer: 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 received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

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 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 21 - Minerals Safeguarding
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 35 - Visitor Economy
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 03 - Making and Enforcing Planning Decisions
PPW9 Chapter 04 - Planning for Sustainability
PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW9 Chapter 07 - Economic Development
PPW9 Chapter 08 - Transport
PPW9 Chapter 11 - Tourism, Sport and Recreation
PPW9 Chapter 12 - Infrastructure and Services
SPG05 - Sustainable Design
SPG06 - Landscape
SPG10 - Safeguarding Mineral Zones
SPG11 - Coal Works - Instability
SPG12 - Parking
SPG13 - Archaeology
SPG22 - Seascape Character
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 13 - Tourism
TAN 14 - Coastal Planning
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 23 - Economic Development

Constraints

Ancient and Semi Natural Woodland - within 25m
Special Area of Conservation - within 500m

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Special Protection Area - within 500m
Site of Special Scientific Interest - within 50m
Contaminated Land
LDP Mineral Safeguard
Rights of Way Inland - within 50m
ROW Coast Path - within 10m
Potential for surface water flooding
Recreation Character Areas
Low Coal Risk
Surface Coal
High Coal Risk
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Background and History

The application site is located at the south western edge of Wiseman's Bridge and sits along-side the western road that leads out of the village together with No's 1 and 2 Devonshire Cottages and a dwelling known as Culverton. The site is divided up into three areas with the eastern part having an open aspect with views out over the bay and is prominent when viewed from the adjacent beach and coast path.

The Western end of the application site is steeply sloping and has an existing track running through the centre and is bounded by mature trees on all sides. The centre site is more wooded in character and also contains the main entrance to the site from the adjacent road.

- NP/166/76 (D3/75/1066) – Amendment to boundary of site – Approved August 1976
- NP/673/77 - Winter storage of caravans – Approved April 1978
- NP/504/80 – New toilet block – Approved February 1981

Current Proposal

Planning approval is sought for the upgrading of the Foundry Point Caravan and Camping Ground to comprise of the reduction in density from the existing 54 static caravan pitches to 25 static caravans and 10 timber pods. The application also includes the re-cladding of existing toilet blocks, new internal access roads, children's play area, parking area, timber admin cabin, bin enclosure, associated external works and landscaping.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Visual Amenity and Special Qualities of the National Park
- Siting and Sustainable Design

- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage and Flooding
- Other Material Considerations

Policy and Principle of Development:

The site lies within the Countryside as defined by the Local Development Plan (LDP) and the proposal for the upgrading of the existing caravan park is considered to be acceptable in principle and also considered to meet the policies set out in the Local Development Plan.

Visual Amenity and Special Qualities of the National Park:

In considering the application the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion. In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) and Seascape (SCA) Supplementary Planning Guidance (SPG) of which the current site straddles the boundary of LCA 1 (Saundersfoot Settled Coast) and SCA 40 (Carmarthen Bay West).

LCA 1 recognises that this is an area fronting a broad bay with associated pleasant wooded valleys with visual links to the coast. There is a distinctive estate landscape character to the west of the site around Hean Castle and Coppet Hall. The historical and archaeological features are important to the area and merit high historical value which is possessed by many of the coastal towns and villages within the National Park.

The SCA 40 recognises that the area is located on the north and west coast of Carmarthen Bay. It comprises an indented coast with small headlands and accessible beaches viewed against a hill and rural valley backdrop. The focus is on Saundersfoot which is a small resort that has an historic industrial harbour. The colliery railways/tramways routes still survives as relic features and are part of a public footpath route along the coastline from Saundersfoot to Wiseman's Bridge. It is also noted that Wiseman's Bridge has a cultural influence through Winston Churchill's visit in 1943 as part of the build-up to D-Day.

The site layout shows a suitable layout and mix of static caravans and timber pods. The proposed reduction in numbers from 54 static caravans down to 25 static caravans and 10 timber pods is considered to improve the overall visual appearance of the site. The proposed development when viewed from the surrounding landscape and seascape will be read in context with the existing development within Wiseman's Bridge. Given the existing topography of the site and the location of the adjacent mature landscaping and neighbouring properties the proposed development when viewed from the coast will not appear to be skyline development.

As such, it is considered that the current proposal is acceptable in terms of visual amenity and retains the special qualities of this area of the National Park and also the character and of the surrounding landscape.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place, local distinctiveness and have a sustainable design.

The submitted details indicate a new layout for the upgrading of the existing caravan site with 25 static caravans located within the inland plot of land and accessed via a central sweeping access road. The proposed layout becomes more interspersed as you move into the plot of land adjacent to the beach site with the 10 camping pods having access off an informal track. The layout also ensures that all the new accommodation units are located at appropriate distances away from adjacent units and this together with orientation and landscaping features will ensure that the visual impact from the development, its siting and proposed layout is considered to be acceptable.

The design of the proposed static caravans is standard, and will follow other caravans within the Wiseman's Bridge area. The proposed pod accommodation units have a simple design to reflect the rural location and existing character of the landscaped frontage. With key features of the design being neutral external timber cladding and curved turf roof finishes. The proposed method of construction will be sustainable in nature and include high energy performing fabric to ensure the pods are well insulated and energy efficient. As such, the proposal is considered to be acceptable in sustainable design terms.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The static caravans within the rear site will not have any near neighbours and will be surrounded by mature planting. As such, it is considered that this area and caravans will not have any greater adverse impact on near neighbouring dwellings than the existing permission allows.

The remaining front site and the new admin building will be closer related to neighbouring properties and the design, layout and orientation accounts for this through careful siting and layout of the site. The current design also ensures that there is no direct overlooking to these properties and the proposed landscaping and separation distances are sufficient to ensure that the proposal does not cause any

greater adverse impact on these adjacent properties than the existing permission allows. As such, the proposal can be supported in terms of Policy 30 of the LDP.

Highway Safety and Access:

The proposal will retain the existing main access for the existing caravan site and also ensure that the existing secondary access is only to be used for emergencies. The access officer has responded to indicate that the current proposal will not have any impact on the existing adjacent footpaths to the site.

Pembrokeshire County Council Transportation and Environment section has been consulted and consider the visibility of the proposed access points to the site will be improved as part of the development. As such, they support the application subject to conditions to ensure access gates are set back from the adjacent road, no growth with the visibility splays to the access and the off-street parking is provided and retained.

Landscaping:

The application details a significant amount of additional planting spread throughout the site which is considered to provide environmental improvements to the existing site. The additional planting to the pod area is intensive to assist with the screening of the new pods from the wider landscape given the openness of the beach front boundary. The new pod design includes a turf roof which will provide additional screening from the form of the pods from this landscape aspect. Therefore, the level of landscaping proposed is considered acceptable and can be supported.

The existing site has a mixture of mature trees and traditional Pembrokeshire hedgebanks which will be mainly retained as part of the current proposed scheme. Details of the extent of tree removal have been submitted in support of the application however the level of detail does not include tree protection measures, arboricultural method statements for any foundation designs. These aspects can be covered through planning conditions added to any consent that may be granted.

Land Stability:

The site is located within an area defined by The Coal Authority as containing potential high risk hazards arising from coal mining and falls within the defined Coal Mining Development Referral Area. A Coal Mining Risk Assessment (CMRA) report has been submitted to support the current application.

The Coal Authority has been consulted as part of the application process and considers that the content and conclusions of the report are supported and further information in respect of intrusive site investigation works to establish the exact situation regarding the current shallow mine workings and recorded mine entry point. These works can be added to any consent in the form of planning conditions.

Additional information has now been submitted in the form of an Intrusive Coal Mining Risk Assessment report and this has been forwarded to the Coal Authority for

consideration and a further verbal report will be given to committee members at the meeting to cover any formal response received on the re-consultation exercise.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

Both the planning ecologist and Natural Resources Wales have commented on the application stating that the submitted report is appropriate for the application and the recommendations set out within sections 7 and 8 of the ecological survey report received will be conditioned in any consent granted. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage and Flooding:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site.

Pembrokeshire County Council (PCC) Drainage Engineers and Dwr Cymru Welsh Water have been consulted on the proposed foul and surface water details. PCC Drainage Engineers support the application subject to the discharge of surface water being directed to new soakaways or other forms of sustainable drainage systems. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority.

It is noted that an ordinary watercourse is located within the proposed development site, the route of which does not appear to be shown on the plans/survey accompanying the application. The route of the watercourse/culverted watercourse may affect the layout of the development as no structures should be built over watercourses or within a minimum of 3 metres from the top of bank of any watercourse or within a minimum of 3 metres of a culverted watercourse. This will ensure that access can be maintained for future maintenance. A planning condition will be imposed to ensure this.

Due to the existence of an ordinary watercourse within the development site, the applicant should be made aware that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of Pembrokeshire County Council. An informative will be added to inform the applicant.

Dwr Cymru Welsh Water indicates that the area is not served by public sewers and the application details that the proposed development will utilise an alternative to main drainage. Therefore, they do not object to the current proposal.

Natural Resources Wales indicates that they do not object to the proposal given that the alterations from static caravans to a mix of static caravans and camping pods does not result in flow or quality limits in the current permit for the site being breached.

Other Material Considerations:

The site is recognised as having potential contaminants associated with historic brickworks and adjacent Woodside iron foundry. PCC Public Protection section has responded on the application and request that conditions be added to any consent granted requiring an assessment of the nature and extent of any contamination, and a detailed remediation scheme for the site.

Natural Resources Wales has also responded on contaminated land matters and indicates that they strongly suspect that contamination is present on the site and that a preliminary risk assessment has not been provided in support of the current application. The developer will need to ensure the Planning Authority that unacceptable risk from contamination will be successfully addressed through remedial action without undue environmental impact during and following the development. As such, conditions will be imposed on any consent granted to ensure the development follows model procedures for the management of land contamination, assessments on risks to controlled waters and human health.

The coastal and rivers engineer at PCC has indicated that the existing site is well above sea level and even taking into account the projected sea level rises expected the sea wall will be maintained for a time from a coastal defence perspective. Therefore, the site usage is considered to be acceptable in this instance given the comparatively short lifetime expected of caravans and camping pods in relation to the expected life of the current sea defences.

Dyfed Archaeological Trust (DAT) have indicated that the site and the surrounding area lies in close proximity to a number of sites of archaeological and historical interest including a number of assets which form part of a post-medieval industrial landscape. As such, DAT requested that an historic environment appraisal be submitted prior to determination of the application for consideration.

A historic environment appraisal has now been submitted in support of the current application and has been forwarded to DAT for consideration. They have responded to indicate that recommend a written scheme of investigation condition due to the buried archaeological potential.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to provide an upgraded caravan park and reducing the density of the caravans on site. .

As such, subject to a schedule of suitable conditions and positive responses from the outstanding consultations from the Coal Authority and Dyfed Archaeological Trust on the additional information submitted, the development is acceptable in principle and complies with the requirements of policies 1, 7, 8, 9, 10, 11, 15, 21, 29, 30, 31, 32, 34, 35 and 53 of the adopted Local Development Plan.

Recommendation

Approval 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 reference: S001 (Received 13.09.2017)

Drawing reference: S002 (Received 13.09.2017)

Drawing reference: S100 (Received 13.09.2017)

Drawing reference: S101 (Received 13.09.2017)

Drawing reference: S200 (Received 13.09.2017)

Drawing reference: S201 (Received 13.09.2017)

Drawing reference: S300 (Received 13.09.2017)

Drawing reference: P001 (Received 13.09.2017)

Drawing reference: P002/G (Received 02.10.2017)

Drawing reference: P003 (Received 02.10.2017)

Drawing reference: P004 (Received 02.10.2017)

Drawing reference: P005 (Received 02.10.2017)

Drawing reference: P006/A (Received 31.10.2017)

Drawing reference: P100/B (Received 02.10.2017)

Drawing reference: P101/B (Received 02.10.2017)

Drawing reference: P102/A (Received 02.10.2017)

Drawing reference: P103 (Received 02.10.2017)

Drawing reference: P200/A (Received 02.10.2017)

Drawing reference: P201/A (Received 02.10.2017)

Drawing reference: P202/A (Received 02.10.2017)

Drawing reference: P203/A (Received 02.10.2017)

Drawing reference: P204 (Received 02.10.2017)

Drawing reference: P300 (Received 02.10.2017)

Tree Survey (Received 13.09.2017)

Design and Access Statement (Received 13.09.2017)

Ecological Survey (Received 03.10.2017)

Site Outline Planting Specification (Received 02.10.2017)

BS5837 Tree Report (Received 13.09.2017)

Coal Mining Risk Assessment (CMRA) (Received 13.09.2017)

Investigation of Mine Shafts Report (Received 04.10.2017)

Historic Environment Appraisal (Received 21.11.2017)

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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Any access gates shall be set back to a distance of at least 20 metres behind the edge of the carriageway and shall open inwards only.
Reason: In order to reduce the likelihood of obstruction and danger to road users whilst right of entry is secured or gates are being opened or closed.
Policy: Local Development Plan – Policy 53 (Impacts of Traffic).
4. There shall be no growth or obstruction to visibility over 0.6 metres above the level of the crown of the adjacent carriageway within the approved visibility splays.
Reason: In the interests of road safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).
5. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the development is brought into beneficial use, 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 of Traffic).
6. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:
 - Tree, Hedge and Hedgebank Protection:
 - Provision of a Scale Tree Protection Plan
 - Root Protection Areas (RPA) identified on scale plan
 - Areas of existing landscaping protected from construction
 - Existing hedgebanks protected from construction
 - Construction Exclusion Zone (CEZ) identified on scale plan
 - Justification of any identified RPA offsets
 - Justification of any identified CEZ offsets
 - Ground protection specified and justified where necessaryArboricultural Method Statement (AMS) – including details of:
 - Implementation methods for all proposed pod and static caravan foundations shown to be in proximity to retained trees and hedges
 - Implementation method of proposed surfaced access routes (vehicle & pedestrian) shown to be in proximity to retained trees and hedges
 - Proposed landscaping details including:
 - Clarification of planting / landscaping proposals
 - Scale plan on proposed site layout showing precise locations
 - Schedules of plants
 - Plant species
 - Plant supply sizes
 - Proposed numbers of each proposed species
 - Hedge planting density and method (e.g. double staggered)
 - Implementation programme / timescale / phasing of planting

- Management and replacement of failures details

The scheme shall be implemented as approved.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

7. 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 in writing to the Local Planning Authority.

Reason: to protect historic environment interests whilst enabling development. Policy: Local Development Plan - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 9, November 2016) - Chapter 6 (Conserving the Historic Environment).

8. Prior to the commencement of the development the applicant shall submit to the local planning authority a scheme of intrusive site investigations for approval in writing. The scheme of intrusive site investigations shall then be carried out and a report submitted on its findings arising from the intrusive site investigations, together with a scheme of remedial works for approval in writing by the local planning authority and then the implementation of those remedial works. The works shall be carried out in accordance with the approved scheme.

Reason: In the interests of preserving public health and local amenity from historic coal mining features. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 9, November 2016) – Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

9. Prior to the commencement of the development the applicant shall submit to the local planning authority a scheme of remedial works for the mine entry for approval in writing by the local planning authority. The works shall be carried out in accordance with the approved scheme. .

Reason: In the interests of preserving public health and local amenity from historic coal mining features.. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 9, November 2016) – Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

10. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

11. No development shall commence until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be carried out by or under the direction of a suitably qualified competent person *in accordance with BS10175 Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those Contaminant's on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
 - human health,
 - ground waters and surface waters
 - adjoining land,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - ecological systems,
 - archaeological sites and ancient monuments; and
 - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' and the WLGA / NRW guidance document ' Land Contamination: A guide for Developers', unless the local planning authority agrees to any variation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 9, November 2016) – Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

12. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted to and approved in writing by the Local Planning Authority. The

scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990, The Contaminated Land (Wales) Regulations 2012 in relation to the intended use of the land after remediation. The detailed remediation scheme should not be submitted until written approval for Condition 11 has been received from the Local Planning Authority. The remediation scheme shall be implemented as approved prior to the commencement of development other than that required to carry out remediation and the Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 9, November 2016) – Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

13. Prior to any works commencing on site, including remediation works, a validation report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 9, November 2016) – Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

Informatives

Dwr Cymru Welsh Water consultation response

Natural Resources Wales consultation response

Pembrokeshire County Council Drainage Engineers consultation response

Pembrokeshire County Council Public Protection consultation response