

Application Ref: NP/18/0720/FUL

Case Officer Caroline Bowen
Applicant Mr A Muskett
Agent
Proposal Installation of foul water sewage pumps and connection to main adopted highway sewer
Site Location Carew Castle, Castle Lane, Carew, Tenby, Pembrokeshire, SA70 8SL
Grid Ref SN04620375
Date Valid 05-Dec-2018 **Target Date** 29-Jan-2019

This application is reported to the Development Management committee, as the proposed development concerns a National Park Authority site.

Consultee Response

PCNPA Buildings Conservation Officer: Reply - No comment
PCC - Drainage Engineers: Reply - No comment
Natural Resources Wales: No objection
Dwr Cymru Welsh Water: No objection
PCC - Transportation & Environment: No objection
CADW - Protection & Policy: No objection

Public Response

The proposal has been appropriately advertised – no responses had been received at the time of writing the report, and any subsequent responses will be verbally reported at the meeting.

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 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
PPW10
TAN 24 - The Historic Environment

Constraints

Pembrokeshire Coast National Park Authority
Development Management Committee – 23rd January 2019

NPA Property - within 25m
Special Area of Conservation - within 500m
Site of Special Scientific Interest - within 50m
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Ancient Monument - within 500m
Recreation Character Areas
Landscape Character Assessment
Seascape Character Assessment
Listed Building - Within 10m

Officer's Appraisal

Background and site description

The application site is the Walled Garden and land along the western approach to the Castle, which is the main access point for visitors to this popular visitor and educational destination.

The land is level, and open is aspect. .

Planning History

- NP/12/0048 - Replacement roof, windows and doors to the Lesser Hall area of Carew Castle.
- NP/12/0049 - Demolition of existing visitor centre, extension and change of use of existing store building to provide visitor reception, shop and toilet and associated landscaping.
- NP/12/0050 - Re-surface car park.
- NP/15/0258/FUL - Redevelopment of Carew Castle walled garden to provide new cafe/storage, school storage, tented performance & rose arbour structures together with hard & soft landscaping features & interpretation panels (withdrawn)
- NP/16/0301/FUL – New flagpole. Approved.
- NP/17/0497/TPO - 1 x Ash Tree - Raise crown for 2.5 - 3m clearance from ground. Approved.
- NP/17/0666/NMA - Non-material amendment to NP/15/0509/FUL (Amended design for café). Approved.
- NP/18/0231/DOC - Partial Discharge of conditions 4, 5, 6 & 7 of NP/15/0509/FUL. Discharged.

Current proposal

Planning permission is sought for;

- The installation of foul water sewage pumps, and connection to the main adopted highway sewer.

Key issues

- Principle of development
- Impact on the Grade 1/Scheduled Ancient Monument
- Biodiversity
- Archaeology

Principle of development.

Whilst the Local Development Plan should be read as a whole, the policies of particular reference to the proposal are identified above. In particular, Policy 8 requires development to respect the special qualities of the National Park, which includes historic assets, Policy 15 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 seeks to avoid development that is visually intrusive (criterion'd').

The proposed works are predominantly engineering in character, and are required to ensure that long term adequate foul drainage can be provided for the visitor facilities. The works will not be visible once installed, and would not be considered to significantly harm the setting of the Walled Garden.

In light of this, the proposal would accord with the policy requirements of the Local Development Plan.

Impact on the Grade 1/Scheduled ancient monument.

Both the Authority's Conservation Officer and Cadw have been consulted due to the status of the castle as both a listed building and scheduled ancient monument. At the time of writing this report, their comments are awaited and will be verbally reported to members.

Biodiversity.

The application site is within an area where biodiversity is a known constraint (the Castle is home to roosting bats), and both Natural Resources Wales and the Authority's Planning Ecologist have been consulted.

Archaeology

Dyfed Archaeological Trust's comments on the proposal are awaited at the time of writing this report.

Conclusion

The proposal has been considered against the policies of the current Local Development Plan, and is considered to be acceptable as necessary infrastructure to

support the current use of the site. Subject to no new issues being raised as a result of the consultation process the application is recommended for conditional approval.

Recommendation

That the application be approved, subject to the following conditions:

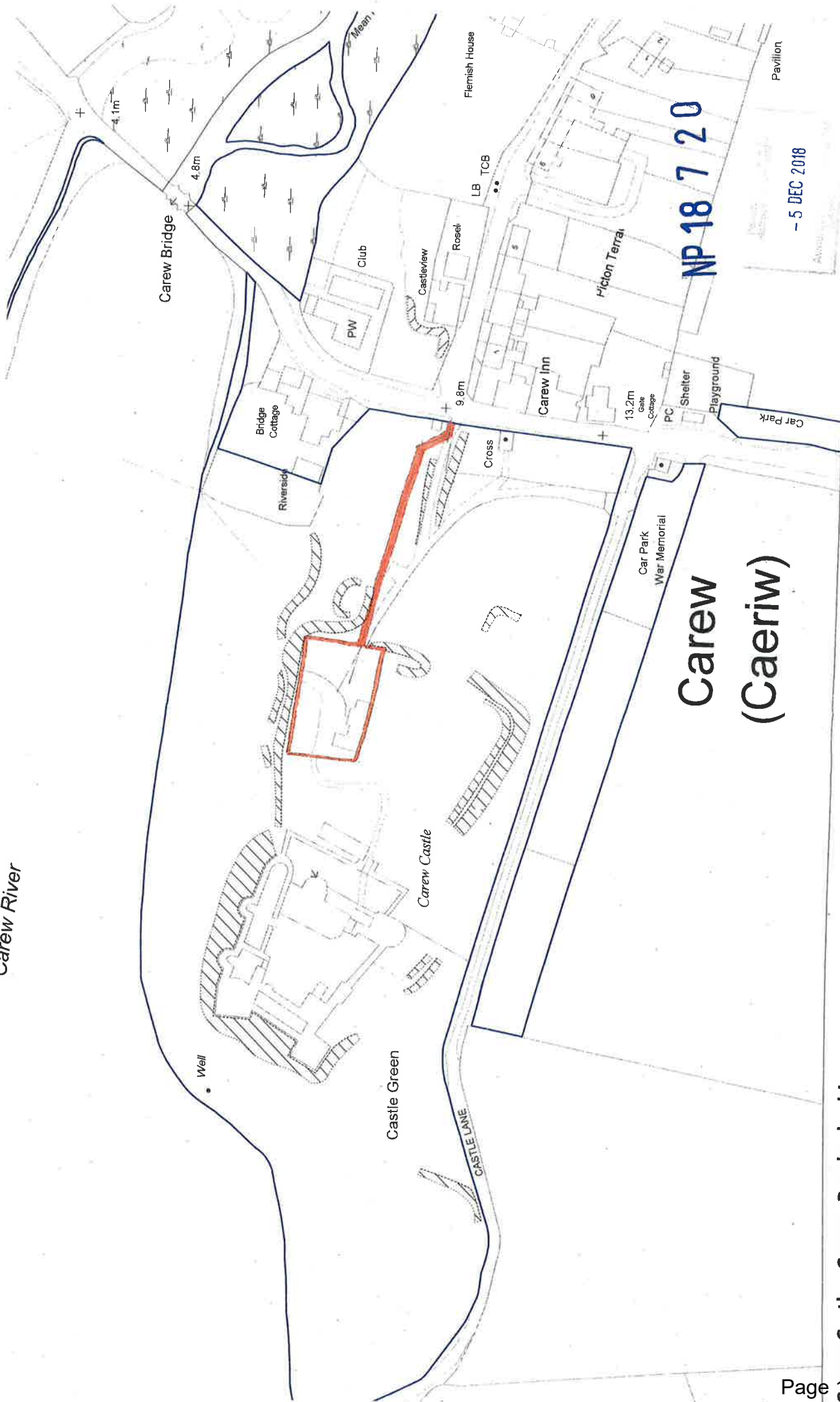
1. The development shall begin not later than five years from the date of this decision.

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 references – Site Location Plan and drawing reference 19689/DS1 received on 5th December 2018.

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).

Carew River



Carew (Caeriw)

Carew Castle, Carew, Pembrokeshire.

Proposed New Pumping Station & Drainage to connect to Highway Adopted Sewer

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Graddfa / Scale: 1:1250



DO NOT SCALE

EXISTING CESSPOOL CHAMBER CONVERTED TO PUMPING STATION

EXISTING REMAINING 2 CESSPOOL CHAMBERS CONVERTED TO PUMPING STATION STORAGE

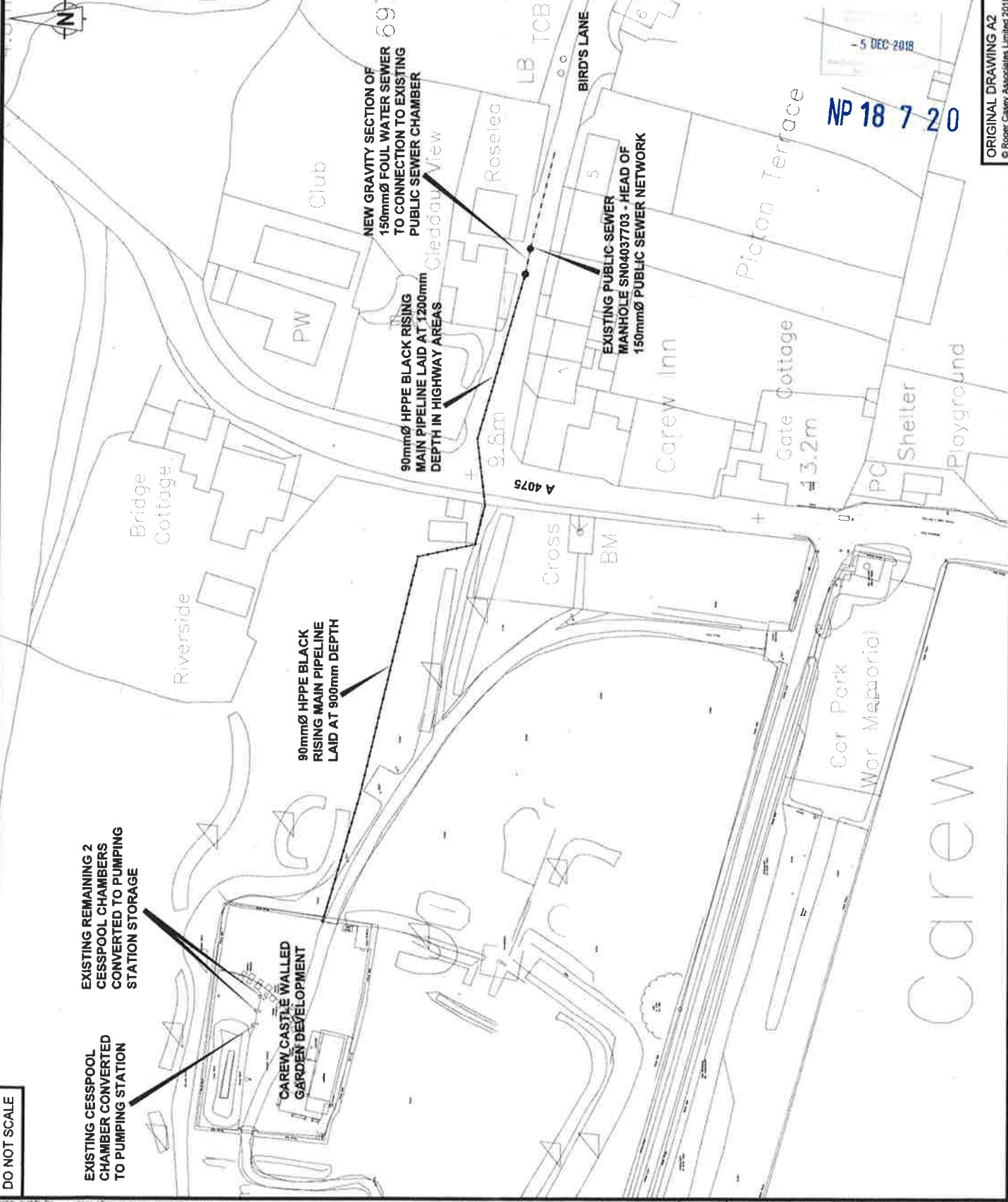
CAREW CASTLE WALLED GARDEN DEVELOPMENT

90mmØ HPPE BLACK RISING MAIN PIPELINE LAID AT 900mm DEPTH

90mmØ HPPE BLACK RISING MAIN PIPELINE LAID AT 1200mm DEPTH IN HIGHWAY AREAS

NEW GRAVITY SECTION OF 150mmØ FOUL WATER SEWER TO CONNECTION TO EXISTING PUBLIC SEWER CHAMBER

EXISTING PUBLIC SEWER MANHOLE SN04037703 - HEAD OF 150mmØ PUBLIC SEWER NETWORK



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REV	DESCRIPTION	DATE

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PROJECT: WALLED GARDEN SECOND PHASE CAREW CASTLE, CASTLE LANE, CAREW, TENBY, PEMBES. SAYO 8SL

DRAWING TITLE: FOUL WATER DRAINAGE CONNECTION PLAN

DESIGNED BY: PWJL	CHECKED BY: DATE
DRAWN BY: PWJL	RSC 03/12/2018
SCALE: 1:500	DRAWING NO: 19689/DS1
	REVISIONS:

ORIGINAL DRAWING A2
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