

**Application Ref: NP/18/0502/FUL**

**Case Officer** Andrew Richards  
**Applicant** Mr M Davies, Saundersfoot Harbour Commissioners  
**Agent** Mr M Farrar, The Urbanists  
**Proposal** Change of use of existing building, including internal alterations & demolition of existing single storey extension (western & northern elevations) and gate hut. Proposed extension of western elevation of building (three storeys including roof space to height of existing building) and proposed extension of northern elevation (single storey), to provide visitor centre, exhibition space, plus flexible commercial / exhibition / storage space. Proposed events space plus small commercial units (fifteen), improvement works to vehicular and pedestrian access and landscape works.  
**Site Location** Coal Building, Cambrian Terrace, Saundersfoot, Pembrokeshire, SA69 9ER  
**Grid Ref** SN13640482  
**Date Valid** 04-Sep-2018      **Target Date** 08-May-2019

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

**Consultee Response**

**Saundersfoot Community Council:** No objection  
**PCNPA Tree and Landscape Officer:** Object  
**PCNPA Planning Ecologist:** Conditional consent  
**PCNPA Park Direction:** Support  
**PCNPA Buildings Conservation Officer:** Conditional consent  
**PCNPA Access Manager:** No objection subject to informative  
**PCC Transportation and Environment:** Conditional consent  
**PCC Drainage Engineers:** No adverse comments  
**PCC Access Officer:** Advice given  
**Mid and West Wales Fire Brigade:** No adverse comments  
**Dwr Cymru Welsh Water:** Conditional consent and informative  
**Coal Authority:** No objection  
**Natural Resources Wales:** Fluvial flooding issues to be resolved  
**Dyfed Archaeological Trust:** Conditional consent  
**PCC Coastal and Rivers Engineer:** No adverse comments  
**PCC Community Regeneration:** Support  
**Friends of Saundersfoot and District:** Object  
**PCC Public Protection:** Conditional consent

## **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.

Two petitions, the first with 16 signatures and the second with 73 signatures together with thirteen letters of concern/objection have been received and raise the following matters:

- Economic impact
- Traffic and Parking
- Loss of green open space and public amenity area
- Residential amenity
- Visual impact
- Layout and siting
- Over development of the site
- Tree Preservation Order impact
- Pre-Application Consultation concerns
- Flood risk area
- Loss of Victorian wall
- Loss of trees, shrubs and wildlife corridor
- Impact on character of village
- Illustrations submitted are misleading in the orientation of the sun and associated shadows
- Creation of new shops is not sensible or feasible

In addition ten letters of support have been received and raise the following matters:

- Support the regeneration of the harbour area
- Economic benefits
- Aesthetical improvements
- Social benefits
- Will support future growth of Saundersfoot
- Seated areas will provide good views of the harbour, beach and surrounding area
- Will support residents, businesses and tourists
- The industrial and mining heritage will be celebrated
- Piazza will have all weather capabilities
- Additional community facilities proposed
- Small retail units will add diversity and variety to the retail offering over a longer season
- Additional jobs created
- Assist in helping to foster the economic and social well-being of local communities
- The green open space is not used frequently
- Saundersfoot local centre has improved considerably recently and more improvements are needed to revive an area of the village which has declined

The above issues have been addressed within the main report.

## **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 04 - Saundersfoot Local Centre

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 16 - Open Space and Green Wedge

LDP Policy 17 - Shore Based Facilities

LDP Policy 18 - Porthgain, Saundersfoot and Tenby Harbours

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 42 - Employment Sites and Live/Work Units

LDP Policy 48 - Community Facilities and Infrastructure Requirements

LDP Policy 49 - Retail in the National Park

LDP Policy 50 - Town and District Shopping Centres

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW10

SPG05 - Sustainable Design

SPG06 - Landscape

SPG11 - Coal Works - Instability

SPG12 - Parking

SPG13 - Archaeology

SPG17 - Conservation Area Proposals

SPG22 - Seascape Character

SPG23 - Enabling Sustainable Development in Welsh NPAs  
TAN 04 - Retailing and Town Centres  
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 16 - Sport, Recreation and Open Space  
TAN 18 - Transport  
TAN 23 - Economic Development  
TAN 24 - The Historic Environment

### **Constraints**

Special Area of Conservation - within 500m  
Special Protection Area - within 500m  
Site of Special Scientific Interest - within 50m  
Technical Advice Note 15  
LDP Designation  
LDP Open Space  
Biodiversity Issue  
Rights of Way Inland - within 50m  
ROW Coast Path - within 10m  
Potential for surface water flooding  
LDP Centre:60pc aff housing;30 units/ha  
Recreation Character Areas  
Surface Coal  
High Coal Risk  
Landscape Character Assessment  
Seascape Character Assessment

### **Officer's Appraisal**

#### **Background and History**

This application has been submitted following pre-application discussions in relation to proposed works within Saundersfoot Harbour as a whole and also an initial pre-application consultation on the design of the proposed coal building enhancements and associated units.

The current application has been assessed and is not considered to fall within a category under Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. Accordingly, the application does not require to be accompanied by an Environmental Statement.

- NP/18/0503/TCA - 9 x Trees - Pruning to create balanced framework and support crowns – The Sensory Garden Saundersfoot – approved 24 September 2018
- NP/15/0311/DOC - Discharge of Condition 11 (Flood gates) for NP/14/0445 – Harbour Office, The Harbour, Saundersfoot - discharged 14 July 2015
- NP/15/0152/DOC - Discharge of conditions 3 (Demolition) & 4 (Construction Method Statement) of NP/14/0584 – Harbour Office, The Harbour, Saundersfoot - discharged 21 April 2015
- NP/15/0072/DOC - Discharge condition no. 7 (protection of trees) of NP/14/0445 – Harbour Office, The Harbour, Saundersfoot - discharged 3 March 2015
- NP/14/0445 - Construction of new slipway from harbour area to beach, installation of two/three tier dry racking system for boat storage on harbour, installation of inner harbour landing pontoon and access bridge, installation of decking over sluice, Demolition of Jones and Teague Buildings - Saundersfoot Harbour, Saundersfoot – approved 9 December 2014
- NP/11/502 - Jones & Teague Boatyard, The Harbour, Saundersfoot - Outline application with consideration of means of access for residential development (12 units), and retail and general industrial (B2) units. All other matters reserved – Approved 1 March 2013
- NP/11/450 - Jones & Teague, The Harbour, Saundersfoot - Demolition of existing single storey chandlery & boat repair shed for re-development of site for mixed development (Outline) – approved 1 March 2013
- NP/09/541 - Replacement of flat roof with slated pitch roof Car Park Ticket Office, Saundersfoot Harbour – approved 15 February 2010
- NP/09/019 - Replacement of existing Public Telephone Kiosk with kiosk combining Public Payphone Service and ATM Service - Public Telephone Kiosk, The Harbour, Saundersfoot – approved 10 March 2009
- NP/07/208 - Barrier system for the car park –Harbour Car Park, Saundersfoot - approved 5 March 2008
- NP/06/041 - 6 metre CCTV Column – Entrance to Harbour Car Park, Saundersfoot – approved 27 March 2006
- NP/05/346 - Illuminated fascia signs & three shop blinds – The Newsagents, Cambrian Terrace, Saundersfoot – approved 1 September 2005
- NP/05/230 - Siting of 4 sets of tables & chairs outside tearoom – Newsagents, Cambrian Terrace, Saundersfoot – approved 21<sup>st</sup> June 2005
- NP/04/658 - Alterations to shop front & change of use part to tea room - The Newsagents, Cambrian Terrace, Saundersfoot – approved 20 December 2004
- NP/01/443 – Change of use to 1st floor - Museum; 2nd floor – Office - 1st & 2nd Floors of Old Coal Office, Barbecue, Saundersfoot – approved 16 November 2001

### **Current Proposal**

The application seeks approval for change of use of the existing building, including internal alterations & demolition of existing single storey extension (western & northern elevations) and gate hut. In addition the Proposal includes an extension of the western elevation of the building (three storeys including roof space to height of

existing building) and the proposed extension of the northern elevation (single storey) to provide a visitor centre, exhibition space, plus flexible commercial / exhibition / storage space. Proposed events space plus small commercial units (fifteen), improvement works to vehicular and pedestrian access and landscape works.

### **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
- Loss of Open Space
- Impact on the Policy 14 Building and Adjacent Listed Buildings
- Impact on the Conservation Area
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Stability
- Drainage and Flooding
- Other Material Considerations

### *Policy and Principle of Development:*

The site is within the Centre of Saundersfoot, as defined in the Local Development Plan. It is within the Saundersfoot Conservation Area and immediately adjacent, but outside the area defined as Saundersfoot Harbour in the Plan. Parts of the site are also designated as open space. Nine of the trees within the Open Space are protected through Tree Preservation Orders. Several of these have been planted by the community.

Policy 4 of the Local Development Plan sets out the strategy for Saundersfoot. In terms of commercial development the strategy is to encourage small-scale employment opportunities, protect and enhance the shopping centre and community facilities, ensure developments contribute towards the protection and enhancement of the village's special qualities and to protect and enhance the harbour. The Plan recognises Saundersfoot as a working harbour, but also acknowledges the need for its enhancement – both in terms of physical appeal and to ensure its longevity which will require an element of adaptation. The harbour is a central and integrated focus of Saundersfoot. The proposals are intended to improve the overall use of the harbour – retaining its vitality, and to sustain it into the future.

The proposals put forward indicate that this scheme comprises phase 2 of a series of phases to redevelop Saundersfoot harbour area. This application includes a mixed use commercial building, geared towards providing community facilities for the area. The scheme will result in an enhanced Coal Building helping to sustain the working harbour activities and providing enhancements to the commercial and leisure activities which will add to the vitality and viability of Saundersfoot as a whole.

The proposal is strongly related to the retail centre of Saundersfoot and therefore generally complies with Policy 4. The current design is considered to be modern and innovative incorporating a functional form that will not be out of keeping with this area of Saundersfoot, the adjacent harbour character and theme. The development is considered to comply with the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) including the main focus on place making; and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP.

*Visual Amenity and Special Qualities of the National Park:*

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic 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' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). 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 proposed scheme is to re-develop the existing coal building with the retention of the main 3 storey building and an extension of a similar scale and form to be located to the west fronting Cambrian Terrace. A single storey lean-to extension is also provided to the coal building on the northern side. To the south the new single storey retail units will be located in an L configuration to provide closure on three sides for a central new event space.

The Coal Building and its primary entrances face both the Cambrian Terrace and the adjacent harbour with mixed uses spread over the three storeys and retail uses concentrated to the two sides of the event space.

The design philosophy is to retain the character of the historic Coal Building and its architectural features and minimise the effect upon these aspects by replicating the form and scale on the proposed extension. The single storey units to the south introduce more modern architecture and contrast of materials that seek to embody marine shapes, profiles and colours which provides some link from the development to the adjacent harbour area.

The existing height and dominance of the built form along Cambrian terrace, and to the side of the development deflects its mass and bulk when viewed from surrounding areas to the north east and south east. This allows the building to sit in

this prominent location with little impact on the skyline from the important views from adjacent harbour, beach and within Saundersfoot Bay.

As such, the current design is considered to sustain and enhance the local character whilst also promoting modern and innovative design which reflects the overall ambition to develop Saundersfoot and the harbour into a destination place on the Welsh coastline. Again the development will comply with the aims of the above mentioned policies and is supported.

#### *Loss of Open Space:*

The site area includes two separate areas either side of the existing Coal Building which are designated in the Local Development Plan as Open Space. The Plan policy is to protect such areas from development. The proposed development includes the replacement of the open space to the south of the building with a covered piazza, using block paving accompanied by the introduction of retail units along the western and southern edges. This reduces the open space and changes its context from a green, planted space to a developed and engineered space. There is, therefore an impact on the character.

The Buildings Conservation Officer has indicated that the present garden area to the south (the site of the proposed piazza) is designated as important open space within the Conservation Area SPG. The present garden whilst providing an attractive green area is of relatively modern creation, historically forming part of the open 'industrial' plain bisected by the railways leading from the outlying collieries connecting to the harbour. The designated open space extends to the present car park and sensory garden, again features of C20 creation. Old photos show that this part of the Conservation Area has altered considerably over the last 60-80 years.

Whilst the loss of the southern garden area removes some attractive softening in this part of the Conservation Area, the majority of the open space is being retained, including the Sensory Garden, retention/relocation and additional tree planting is proposed along the southern and eastern boundaries and this is considered to be critical to the proposed scheme.

The overall result is that some designated open space will be lost at this location (approx. 750m<sup>2</sup>) but when considered with the creation of an event space (approx. 290m<sup>2</sup>) and the recent creation of a large area of open space also within the harbour area over the existing sluice feature (approx. 1,900m<sup>2</sup>) there is an overall increase of open space within the harbour area of approx. 1440m<sup>2</sup>. As such, it is considered that the loss of open space on this site has already been replaced within the harbour area and the current proposal is considered to be acceptable in this instance.

#### *Impact on the Policy 14 Building and Adjacent Listed Buildings:*

The Buildings Conservation Officer has indicated that the existing Coal Office building qualifies as a Policy 14 building in the context of the LDP and the proposed works in general are considered acceptable. The extension is a logical approach, whereby anything modernist or matching the simple Late Georgian style of Cambrian



Terrace could be intrusive/pastiche respectively given the scale of the building within a relatively intimate streetscape.

In terms of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, the proposal is considered to preserve the character of the nearby listed buildings and their settings – the relevant buildings including the former Cambrian Hotel, Swn-y-mor, the Hean Castle Hotel and Rose Cottage. The style and scale of the extension to the coal office matches the historic building, being in the quirky Victorian style that characterises the Vickerman family's development of the colliery village. The single-storey scale of the shop units allows the listed buildings along Cambrian Terrace as well as the Hean Castle Hotel to remain the dominant 'frontage' buildings they were historically intended to be, as well as introducing a use that is entirely in tune with Saundersfoot as a popular shopping centre and holiday destination.

As such, the proposal is considered acceptable in terms of its impact on the character of the Coal Office building and setting of nearby listed buildings subject to details being agreed through a planning condition for the proposed fenestration, eaves and bargeboard treatments.

*Impact on the Conservation Area:*

A letter has been received which raises concerns on the loss of the existing boundary wall which the correspondence indicates is a Victorian stone wall. The loss of this wall is not considered to have any significant impact on the Conservation Area at this location.

The proposal is considered to preserve the character and appearance of Saundersfoot Conservation Area, retaining the contrasting natures of the built-up sea front and the open area to its fore. The village contains a wide variety of building styles, including some typical of the 1960s and 70s. The proposal in terms of the shops and piazza is in similar 'modern' spirit, yet rather more respectful of its surroundings in terms of scale and use of quality materials.

In respect of the loss of the wall around part of the site it is considered that this is an attractively built feature. The wall is shown on old photographs along with a long length of wall/railings to the front of the Coal Office which has largely been removed. The wall is not identified on the adopted Conservation Area SPG as a feature of importance (although it is indisputably historic). Whilst its loss will result in the section of wall around the sensory garden being the only aspect remaining it is noted that sense of enclosure/setting around the Coal Office as shown in old views has altered considerably with the loss of the front wall, shop extensions etc. and that wall will be retained in some form around the sensory garden.

It is noted that the loss of this section of wall will require Conservation Area consent and to date no application has been submitted. However, on balance it is likely that the loss of this section of the wall can be supported in this instance.

The proposed 'tulips' (shading umbrellas within the piazza) and shop units with their undulating roofs arguably add a contemporary twist to the scheme, which is

appropriate to an urban area that has seen a number of changes over the years since the closure of the collieries. The design philosophy seems appropriate and when considered with the current landscaping proposals the impact on the character and appearance of the Conservation Area should be reduced. Therefore, the proposal is acceptable in terms of its impact on the character of the Conservation Area subject to details being agreed through a planning condition for the proposed tulips, roof and wall cladding and fenestration of shop units and type of paving to piazza.

#### *Siting and Sustainable Design:*

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. Criterion 'c' resists development that would introduce or intensify a use which is incompatible with its location. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). 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 application site is currently occupied by the Coal Office Building, four retail units and an old car park kiosk with separation from other harbour buildings and located in the northwest corner of the harbour. The current siting located adjacent to the main nucleus of buildings within the centre of the village is considered to be acceptable. The siting will also assist in providing new commercial units in a location adjacent to other commercial units within the centre of Saundersfoot. Whilst the proposal will introduce a three storey extension to the Coal Office this aspect is not considered to have an over bearing impact on other buildings within the harbour and surrounding village area.

The proposed scheme, its components and external finishes are all designed to enable easy alteration or updating in the future. The internal spaces are adaptable and materials sourced will be selected from natural, renewable or recycled sources where possible and from local suppliers. The mix of traditional and modern materials assists in giving the scheme an overall theme which is considered to be in-keeping with the harbour and marine environment. The mix of materials and design features is also considered to provide the building with a sustainable design and can be supported.

#### *Amenity and Privacy:*

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims *"to protect the amenity enjoyed in people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for*

*pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”.*

Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit and/or; b) the development is of a scale incompatible with its surroundings; and/or; c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or; d) the development is visually intrusive.

A letter of objection raises concerns with the scale of the proposed extension to the Coal Office and its proximity to Cambrian Terrace. In addition, it indicates that the model views of the proposed scheme do not accurately represent the orientation of the sun and the associated shadows from the proposed extension.

The scale of the extension and location fronting Cambrian Terrace is considered to be acceptable and whilst there may be some shadowing from the Coal Office extension this is unlikely to have any adverse impact on any holiday lets or residential dwellings along Cambrian Terrace at first floor level or above. Therefore it is considered that there will be no adverse impact on privacy or amenity in this instance.

#### *Highway Safety and Access:*

Pembrokeshire County Council Transportation and Environment section considers that there will be no encroachment onto the highway from the proposed development. A new footway will be provided alongside the access road which will give improved pedestrian safety between the Highway and the harbour car park. The proposed removal of the existing kiosk and any barrier system will also assist with road safety and vehicles entering and leaving the harbour area via the B4316 roundabout.

As such, Highways support the current proposed scheme subject to a planning condition being imposed to ensure a Construction Method Statement is submitted and approved in writing prior to the commencement of the development to cover parking of vehicles of site operatives and visitors, loading and unloading of plant and materials used in constructing the development, wheel washing facilities, maintenance of sufficient access, parking and turning for the continued operation of the existing parts of harbour where required.

Pembrokeshire County Council Access officer has been consulted on the application regarding the public use of the building and access into and around the building. Advice has been given in relation to tactile paving locations and washroom facilities.

The National Park Authority National Trail officer has indicated that the proposed development will not affect the public rights of way in this area of Saundersfoot. However, the designated route of the Pembrokeshire Coast Path National Trail abuts the eastern and southern boundaries of the proposed development, where it is signposted to run along the edge of the harbour car park.

No objections are raised, subject to the satisfactory reinstatement of the route of the Coast Path following completion of proposed development. A temporary alternative route of the Coast Path using adopted highways can be managed for the duration of the work as it is expected that there will be some disruption to pedestrian traffic. If the National Park Authority is minded to approve the planning application an informative will be included to ensure the developer provides adequate notice to the National Park Authority if the route of the Coast Path is to be temporarily closed during construction. An alternative route can then be managed for the duration of the work prior to satisfactory reinstatement of the route of the Coast Path.

#### *Landscaping:*

Letters of objection have been received which raise concerns with the proposal in relation to the existing trees on the site having Tree Preservation Orders on them and also memorial trees being present on the site and that the proposal seeks to relocate and replace these trees. A letter also raises concerns on the loss of shrubs and flowers from the site and the subsequent loss of any wildlife corridor.

The Authority's Tree and Landscape officer has raised objection to the current proposed scheme in respect of trees and landscaping. These concerns relate specifically to the lack of justification for the direct interference with trees on this site and the resulting moderate impact on the local amenity and character.

Notwithstanding the objections raised, it is considered that the current proposal in terms of landscaping offers a scheme which will complement the overall design of the development proposal and assist in providing appropriate landscaping features which will soften any new built form and also link into the surrounding sensory garden area. The proposed landscaping will assist in maintaining a sense of openness around the new events space. The landscaping along Cambrian Terrace and adjacent to the new access point will create a soft landscaped boundary to the site and the new commercial structures. The relocated and new trees will also add a degree of height and focus for the landscaping which from an overall consideration would seem quite appropriate for the urban setting and on similar lines of the existing community planting within this area.

Whilst the loss of some of the trees is disappointing, it is acknowledged that there has to be a change in the immediate landscape to bring forward this proposal and the wider regeneration of Saundersfoot Harbour. However, subject to suitable landscaping conditions to ensure the details of new soft and hard landscaping features, relocation of memorial trees and protection of tree(s) to be retained are agreed the current proposal is considered to be acceptable by officers.

#### *Biodiversity:*

The proposed development is adjacent to the Carmarthen Bay and Estuaries SAC and Waterwynch Bay to Saundersfoot Harbour SSSI. Natural Resources Wales (NRW) and the Authority's ecologist have considered the proposed scheme. They both indicate that the updated drawings address the initial concerns on ecological matters, and subject a planning condition to ensure the works are in accordance with the submitted ecological report and updated drawings no objections are raised.

### *Land Stability:*

The site lies within a defined high risk area where there are coal mining features and hazards which should be considered as part of development proposals. The application included supporting information which has been referred to the Coal Authority who have confirmed that subject to the development adopting reinforced foundations in the development of the site they raise no objection to the current proposal as further consideration of conditions and or foundation design will be required as part of any subsequent building regulations applications.

### *Drainage and Flooding:*

PCC Drainage Engineers have been consulted as part of the application process, and do not raise any adverse comments on the application as the surface water will be discharged directly into the sea.

Dwr Cymru Welsh Water indicate that it supports the current proposal subject to planning conditions to ensure no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. In addition it indicates that there is adequate sewerage capacity and no issues to raise on water supply for the development.

Natural Resources Wales (NRW) considers that the site is at risk from both tidal and fluvial. An updated FCA has now been submitted by the agent to the Authority and also formally considered by NRW. Given that the proposed development has been amended to remove the highly vulnerable development (sleeping accommodation) and that the fluvial and tidal aspects have been appropriately assessed within the updated FCA, NRW does not now have any objections to the current proposal.

### *Other Material Considerations:*

Correspondence received has raised concerns on the Pre-Application Consultation (PAC) process. A PAC report was submitted in support of the application and detailed the level of consultation carried out through the process, and no concerns have been raised by officers in respect of this formal process.

A letter has raised concerns on the possible economic impact to existing businesses from the current proposed scheme in respect of the number of new commercial units proposed and that they may benefit from favourable rate relief. The current proposal relates to a regeneration scheme which is focused on providing positive benefit to the local centre of Saundersfoot and it is noted that the current occupancy rate for the existing commercial units within this area is very high. The proposal also includes the provision of a smaller type of commercial units which are not currently on offer within Saundersfoot and will seek to promote new start up business opportunities.

In respect of any rate relief that these new units may benefit from, this aspect is not considered to be a material consideration in planning terms that could be considered under this application.

Pembrokeshire County Council Public Protection section has indicated that the reports submitted in respect of ground contamination on the site did not cover all areas to be investigated. As such, a condition is recommended to ensure that any contamination if found to be present on the site, works will cease until a report on the potential contamination is agreed by the LPA and includes sufficient remediation works where required.

PCC Public Protection has indicated that based on the current scheme of works would recommend that the development is controlled in respect of delivery hours, hours of use of takeaways and restaurants and waste storage and disposal. As such, planning conditions will be imposed to ensure control of these aspects.

Dyfed Archaeological Trust has indicated that the historic environment report submitted in support of the application is appropriate and a written scheme of investigation will be required through a planning condition.

### **Conclusion**

Notwithstanding the objections received, following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) including the main focus on place making; 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 a new commercial uses within an area that is undergoing regeneration whilst sustaining the local character.

As such, the development is acceptable in principle and complies with the requirements of policies 1, 4, 8, 9, 10, 11, 14, 15, 16, 17, 18, 29, 30, 31, 32, 34, 35, 42, 48, 49, 50, 52 and 53 of the adopted Local Development Plan.

### **Recommendation**

Approve subject to the following appropriate 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: P(0)100/A (Received 03.09.2018)

Drawing Reference: P(0)004/A (Received 03.09.2018)

Drawing Reference: P(0)101/B (Received 03.09.2018)

Drawing Reference: P(0)102/B (Received 03.09.2018)

Drawing Reference: P(0)103/B (Received 03.09.2018)

Drawing Reference: P(0)104/F (Received 11.01.2019)

Drawing Reference: P(0)105/F (Received 11.01.2019)

Drawing Reference: P(0)106/C (Received 11.01.2019)

Drawing Reference: P(0)107/C (Received 11.01.2019)

Drawing Reference: P(0)108/B (Received 04.09.2018)  
 Drawing Reference: P(0)111 (Received 03.09.2018)  
 Drawing Reference: P(0)120/C (Received 11.01.2019)  
 Drawing Reference: P(0)130/B (Received 16.11.2018)  
 Drawing Reference: P(0)131/C (Received 16.11.2018)  
 Drawing Reference: P(0)132/C (Received 16.11.2018)  
 Drawing Reference: 16091 P(0)150/A (Received 11.09.2019)  
 Drawing Reference: 16091 P(0)151 (Received 16.11.2018)  
 Drawing Reference: 16091 P(0)152 (Received 16.11.2018)  
 Drawing Reference: 001/C (Received 07.02.2019)  
 Drawing Reference: PC17-71v2 (Received 17.08.2018)  
 Drawing Reference: 19526/03/A (Received 17.08.2018)  
 Drawing Reference: 19526/04/A (Received 17.08.2018)  
 Drawing Reference: 19526/05 (Received 17.08.2018)  
 Drawing Reference: 19526/06 (Received 17.08.2018)  
 Pre-Application Consultation Report (Received 17.08.2018)  
 Design and Access Statement (Received 11.01.2019)  
 Preliminary Ecological Appraisal (received 17.08.2018)  
 Ecological Survey (Received 16.11.2018)  
 Arboricultural Impact Assessment and Method Statement (Received 17.08.2018)  
 Archaeological Appraisal (Received 17.08.2018)  
 Transport Statement (Received 17.08.2018)  
 Overview Flood and Tidal Action Plan (Received 22.03.2019)  
 Services Report (Received 17.08.2018)  
 Saundersfoot Model User Report (Received 22.03.2019)  
 Flood Consequence Assessment (Received 22.03.2019)  
 Coal Mining Risk Assessment (Received 16.11.2018)  
 Ground Investigation Geotechnical Report (Received 17.08.2018)  
 Phase 1 – Preliminary Risk Assessment of Land Quality / Desk Study (Received 17.08.2018)  
**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).

3. All works must be carried out in accordance with the recommendations set out on pages 8-11 of the 'Ecological Survey Report' (Received 16.11.2018).

**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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

4. Prior to the commencement of works for the development hereby approved, detailed drawings for the proposed windows within the coal

office structure will be required at 1:10 or 1:20 scale and shall be submitted to and approved in writing by the local planning authority. 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), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

5. Prior to the commencement of works for the development hereby approved, details of colours and external materials for the following:

- Fenestration
- Roof
- Wall cladding
- Paving of the piazza

In addition details of the proposed tulips, and the restoration of chimneys on the coal office shall be submitted to and approved in writing by the local planning authority. 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), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

6. Prior to the commencement of works for the development hereby approved, details of timber painted fascia, soffit and verges on the approved coal office building shall be submitted to and approved in writing by the local planning authority. The works shall be traditionally detailed to match the existing in all respects and 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), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

7. Prior to the commencement of works a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing by the Local Planning Authority. The CEMP shall include details of the following:
- The parking of vehicles of site operatives and visitors
  - Loading and unloading of plant and materials used in constructing the development
  - Wheel washing facilities
  - Maintaining sufficient access, parking and turning for the continued operation of the existing parts of the harbour, where appropriate
  - Bio security measures
  - Timing of works and deliveries
  - Storage of materials
  - Construction lighting



The approved CEMP shall be adhered to throughout the construction period.

**Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order 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), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

8. 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 landscape. The approved scheme shall include the following details:

- Proposed site specific tree work;
- Arboricultural Method Statement (AMS);
- Any foundation design within RPA of any retained trees; and
- Proposed hard and soft landscaping details.

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

**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) and 30 (Amenity).

9. All works relating to the protection and relocation method for trees on the site must be carried out in accordance with the Arboricultural Impact Assessment and Method Statement Report (Received 17.08.2018).

**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) and 30 (Amenity).

10. If evidence of contamination is found in or around the development area, development must not proceed until a report on potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved in writing by the local planning authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

Where remediation works are required, the development shall not be occupied/brought into use until a Validation Report, to show that the works have been satisfactorily carried out, has been submitted 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 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

11. No deliveries shall be taken or dispatched from the site outside the hours of 07:00 to 19:00 hours and at no time on Sundays, Bank or Public Holidays. In addition any takeaways, restaurants within the development site shall not be open for customers outside the hours of 07:00 to 23:00 Monday to Sunday.

**Reason:** To protect the amenity of neighbouring properties. Policy: Local Development Plan - Policy 30 - Amenity.

12. Prior to the commencement of the development a written scheme for the storage and disposal of liquid and solid waste shall be submitted to and approved in writing by the local planning authority. Waste shall then be stored and disposed of in accordance with the approved scheme thereafter.

**Reason:** To ensure that waste is stored and disposed of so as to protect the amenity of local residents. Policy: Local Development Plan - Policy 30 - Amenity.

13. No surface water and/or land drainage shall be allowed to connect (either directly or indirectly) to the public sewerage system.

**Reason:** To protect the integrity of the Public Sewerage system. Policy: Local Development Plan - Policies 32 (Surface Water Drainage) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

14. 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.

**Reason:** To protect historic environment interests whilst enabling development. Policy: Local Development Plan - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).



NP 18 5 02

Pembrokeshire Coast  
National Park Authority  
- 3 SEP 2018  
Awdurdod Parc Cenedlaethol  
Arfordir Penfro

- Site ownership boundary
- Ocean Square boundary
- Access kiosk to be demolished



Only scale for planning purposes  
Figured dimensions and levels to be used  
Any inaccuracies must be notified to the architect

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England & Wales No. 3873302

No.	Date	Description	By	App.
1	28/08/18	Initial ground lines corrected	AD	AD

Planning



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200, 10 Queens Quay  
St. 11, 11th Floor, 400-401, St. James's Place, London, E1 1JL, UK  
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W: www.powelldobson.com

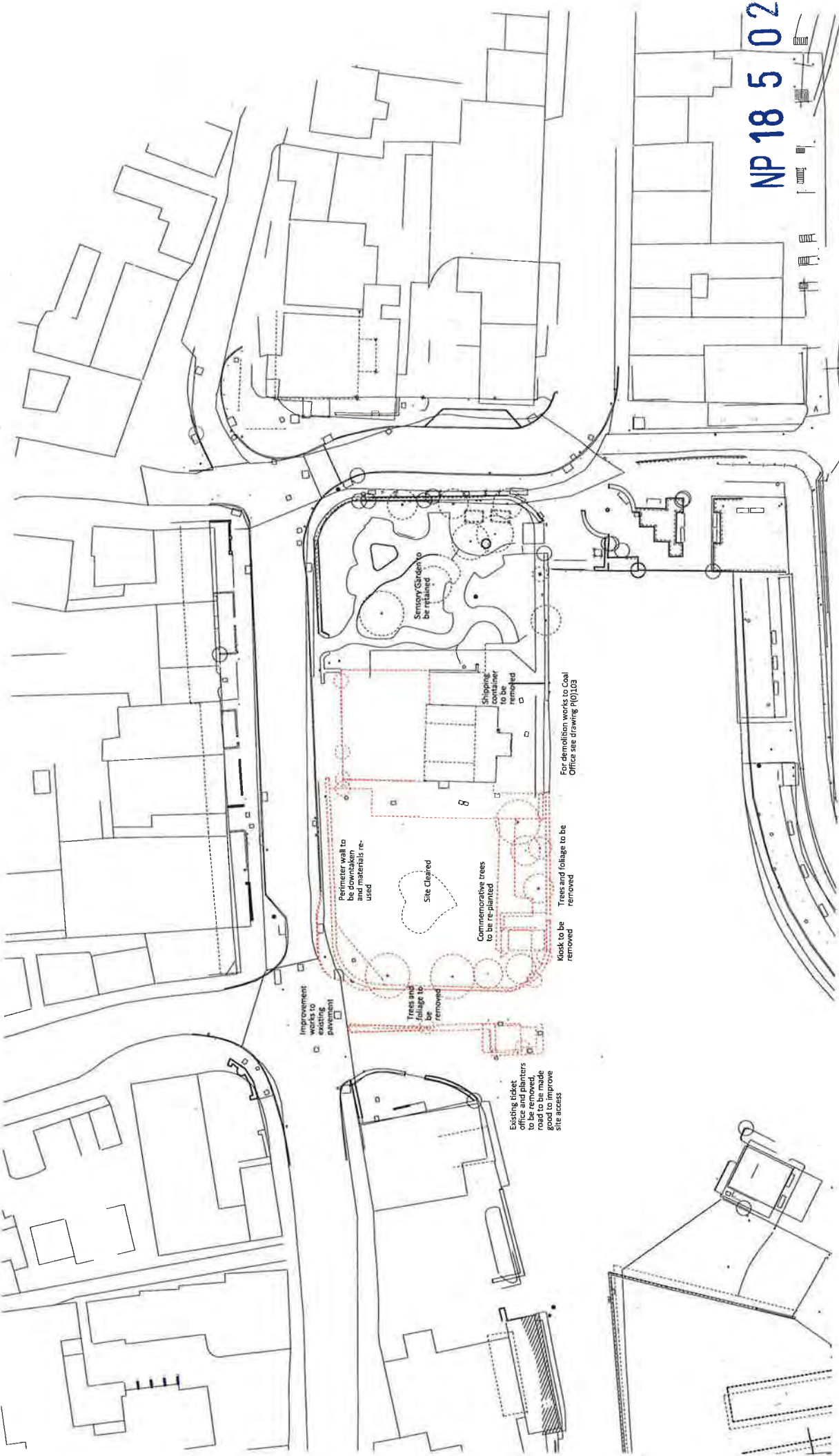
CLIENT: Wales International Coastal Centre  
PROJECT: Saundersfoot Harbour Regeneration  
DRAWING: Ocean Square Site Location Plan

DATE: 28/08/2018  
SCALE: 1/1250 @ A3  
DRAWING NUMBER: P(0)004

Page 73

DATE: 28/08/2018  
DRAWN: AH  
APPROVED: AN  
REV: A

A3



NP 18 5 02

Pembrokeshire Coast  
National Park Authority  
- 3 SEP 2018  
Awdurdod Parc Cenedlaethol  
Arfordir Penfro

CLIENT: Wales International Coastal Centre  
PROJECT: Sandraffoot Harbour Regeneration  
DRAWING NUMBER: P0102

DATE: 13.02.2018  
SCALE: 1/500 @ A3  
DRAWING NUMBER: P0102

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Powell Dobson Architects  
No. 2, Three Kings Road, Swansea SA1 1PH  
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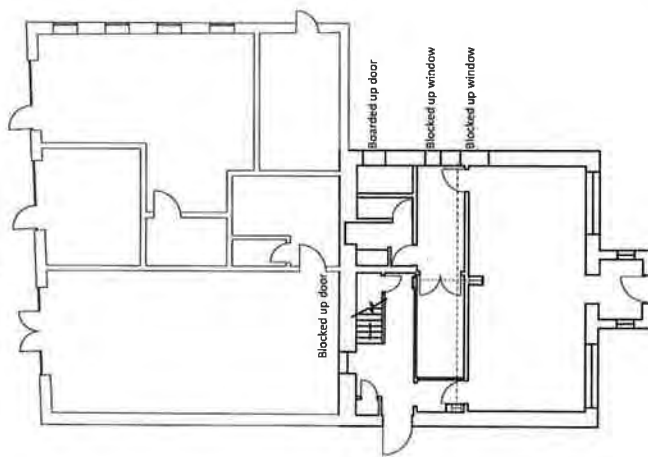
Planning

No.	Date	Description
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2	13.02.18	Issue for approval

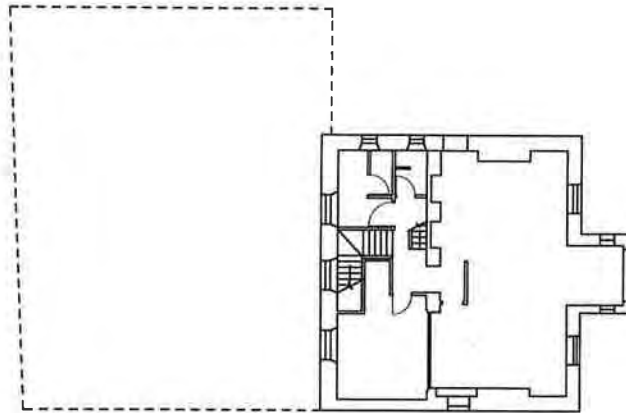
APPROVED: AH

REP: 6

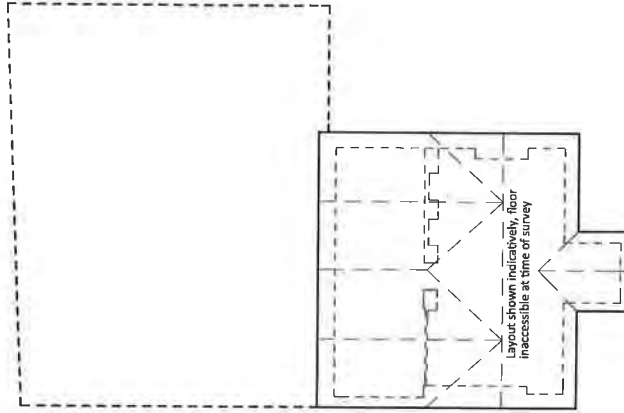
Retail Units Along  
Cambrian Place



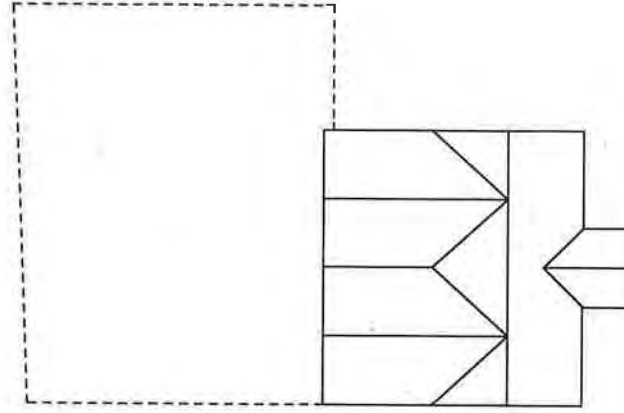
Existing Ground Floor



Existing First Floor



Existing Second Floor



Existing Roof Floor

NP 18 5 02

Pembrokeshire Coast  
National Park Authority  
- 3 SEP 2018  
Awdurdod Parc Cenedlaethol  
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No.	Date	Description	By	App
1				
2				
3				



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11-13 Park Road, Carmarthen, SA31 3JF  
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A3

CLIENT: Wales International Coastal Centre  
PROJECT: Sandhead Pier Harbour Regeneration  
DRAWING: Coal Office  
Existing Floor Plans

DATE: 13.02.2018 DRAWING: AH  
SCALE: 1/200 @ A3 APPROVED: AN  
DRAWING NUMBER: P10101 REV: B

NP 18 5 02

Pembrokeshire Coast National Park Authority  
 - 3 SEP 2018  
 Awdurdod Parc Cenedlaethol Arfordir Penfro

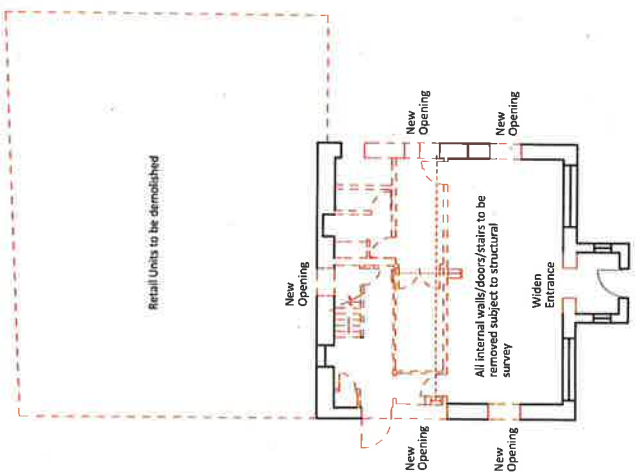
CLIENT: Wales International Coastal Centre  
 PROJECT: Sandfordford Harbour Regeneration  
 DRAWING: Coal Office Demolition Floor Plans  
 DATE: 13.02.2018  
 SCALE: 1/200 @ A3  
 DRAWING NUMBER: P10109  
 DRAWN: AH  
 APPROVED: AN  
 REV: 0

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 100, The Waterfront, Sandfordford, Pembrokeshire, SA71 1PL  
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 W: www.powelljobson.com

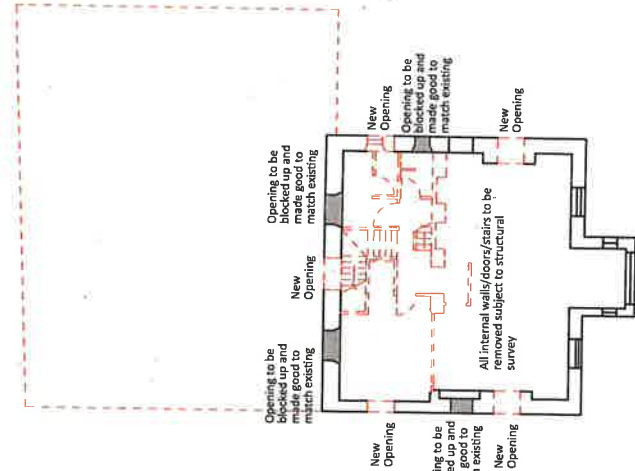


A3

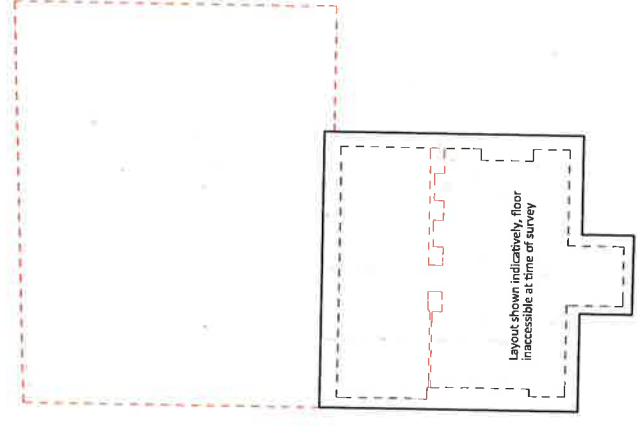
Planning



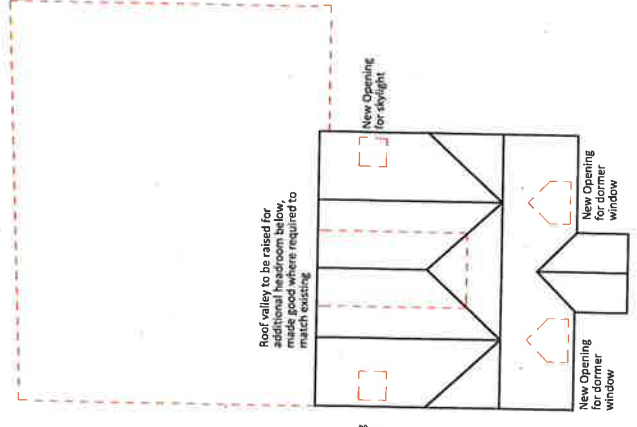
Ground Floor



First Floor



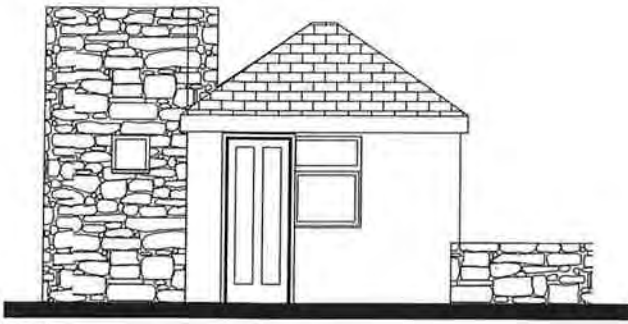
Second Floor



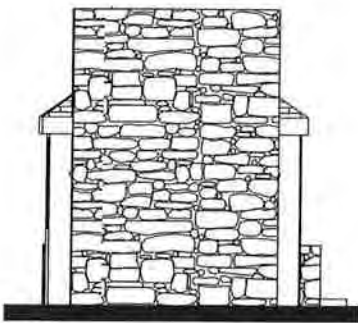
Roof Floor



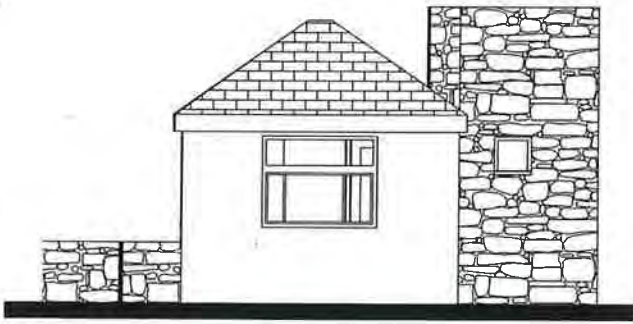
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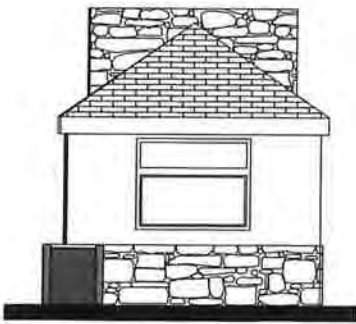
Elevation A



Elevation B



Elevation C



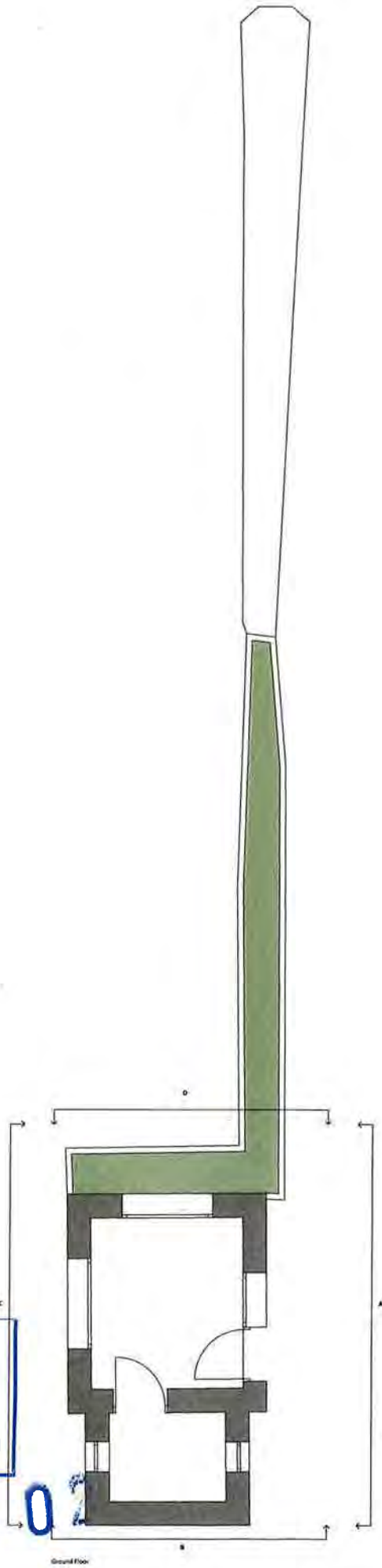
Elevation D

Pembrokeshire Coast  
National Park Authority

- 3 SEP 2018

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NP 18 5 0



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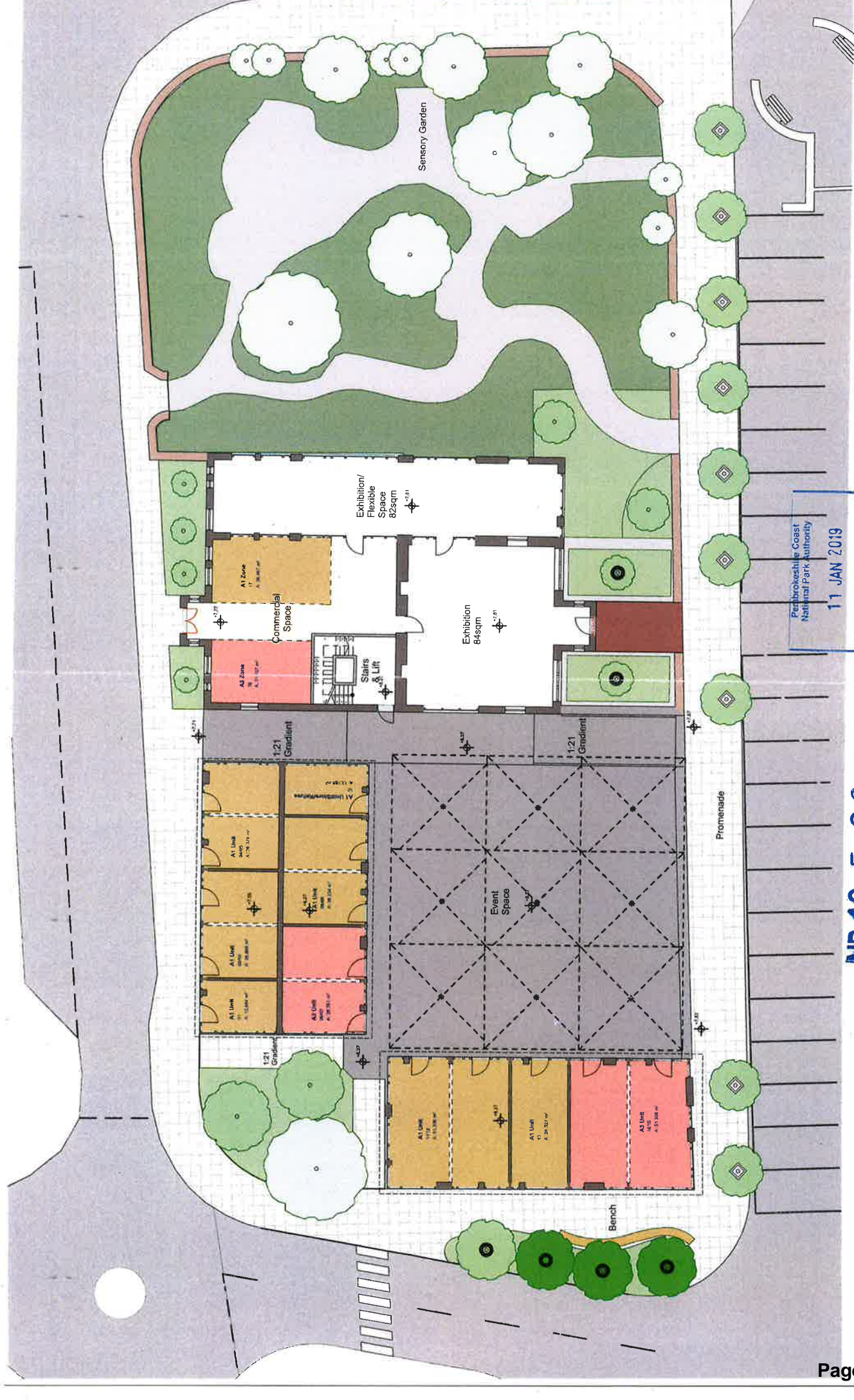


A4

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CLIENT: Wales International Coastal Centre  
PROJECT: Swansea Bay Harbour Regeneration  
DRAWING: Existing Ticket Office

DATE: 28 08 2018  
SCALE: 1/100 @ A4  
DRAWN: JRM/NER  
APPROVED: AW  
REV



**NP 18 5 02**



CLIENT: Wales International Coastal Centre  
 PROJECT: Saundersfoot Harbour Regeneration  
 DRAWING NUMBER: Proposed Ground Floor Plan

DATE: 13.02.2018  
 SCALE: 1/200 @ A3  
 DRAWING NUMBER: 180105

DRAWN BY: AN  
 APPROVED BY: AN

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A3

Pembrokeshire Coast National Park Authority  
 11 JAN 2019  
 Awdurdd Parc Cenedlaethol Afordir Penfro

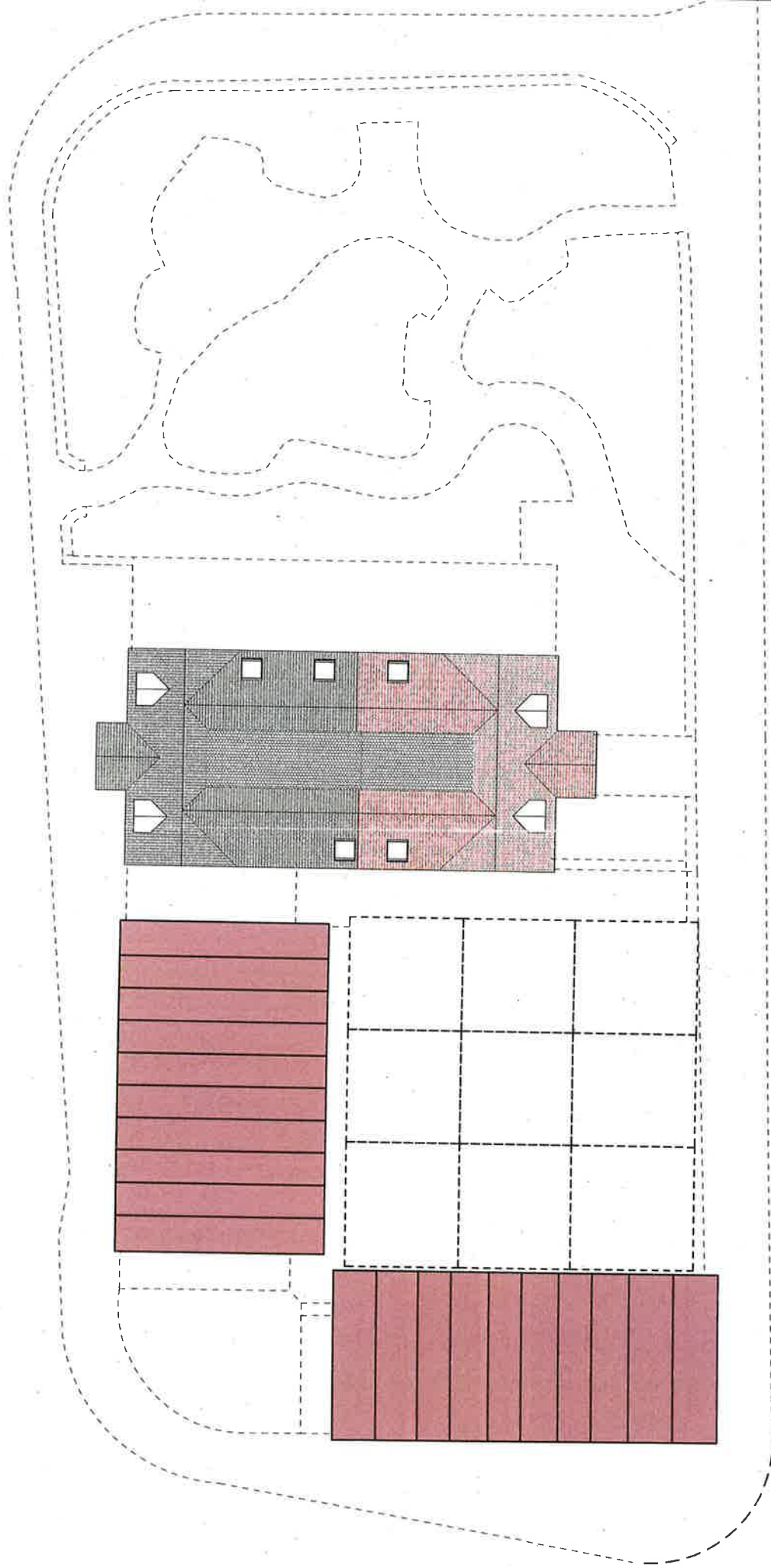
Existing trees to be retained  
 New trees  
 Relocated trees  
 New green space

**Planning**

No.	Date	Description
1	13.02.18	Issued for planning
2	13.02.18	Issued for planning
3	13.02.18	Issued for planning
4	13.02.18	Issued for planning
5	13.02.18	Issued for planning
6	13.02.18	Issued for planning
7	13.02.18	Issued for planning
8	13.02.18	Issued for planning
9	13.02.18	Issued for planning
10	13.02.18	Issued for planning

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National Park Authority

- 4 SEP. 2018

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NP 18 5 02

Page79



CLIENT: Wales International Coastal Centre	DATE: 13.01.2018	DRAWN: AH
PROJECT: Bannaford Harbour Regeneration	SCALE: 1:200 @ A3	APPROVED: AN
DRAWING: Ocean Square Proposed Roof Plan	DRAWING NUMBER: P10108	REV: *

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A3

Planning

No.	Date	Description	By	App
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2	13.01.18	Issue for planning		
3	13.01.18	Issue for planning		

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**TREE PROTECTION PLAN  
(TPP)**

Project  
**Ocean Square  
Saundersfoot**

Drawn by **JW** Date **27/03/2018** Project no **PC17-71v2**

Scale **1:250 @ A3**

**KEY**

Category A & B trees

Category C & U trees

Tree to be removed

Crown spread

Root Protection Area  
(RPA)

Construction Exclusion  
Zone (CEZ)

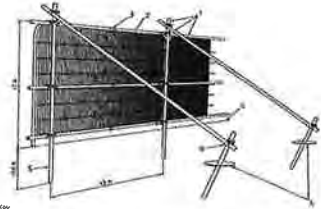
Tree to be transplanted

Position of transplanted  
tree

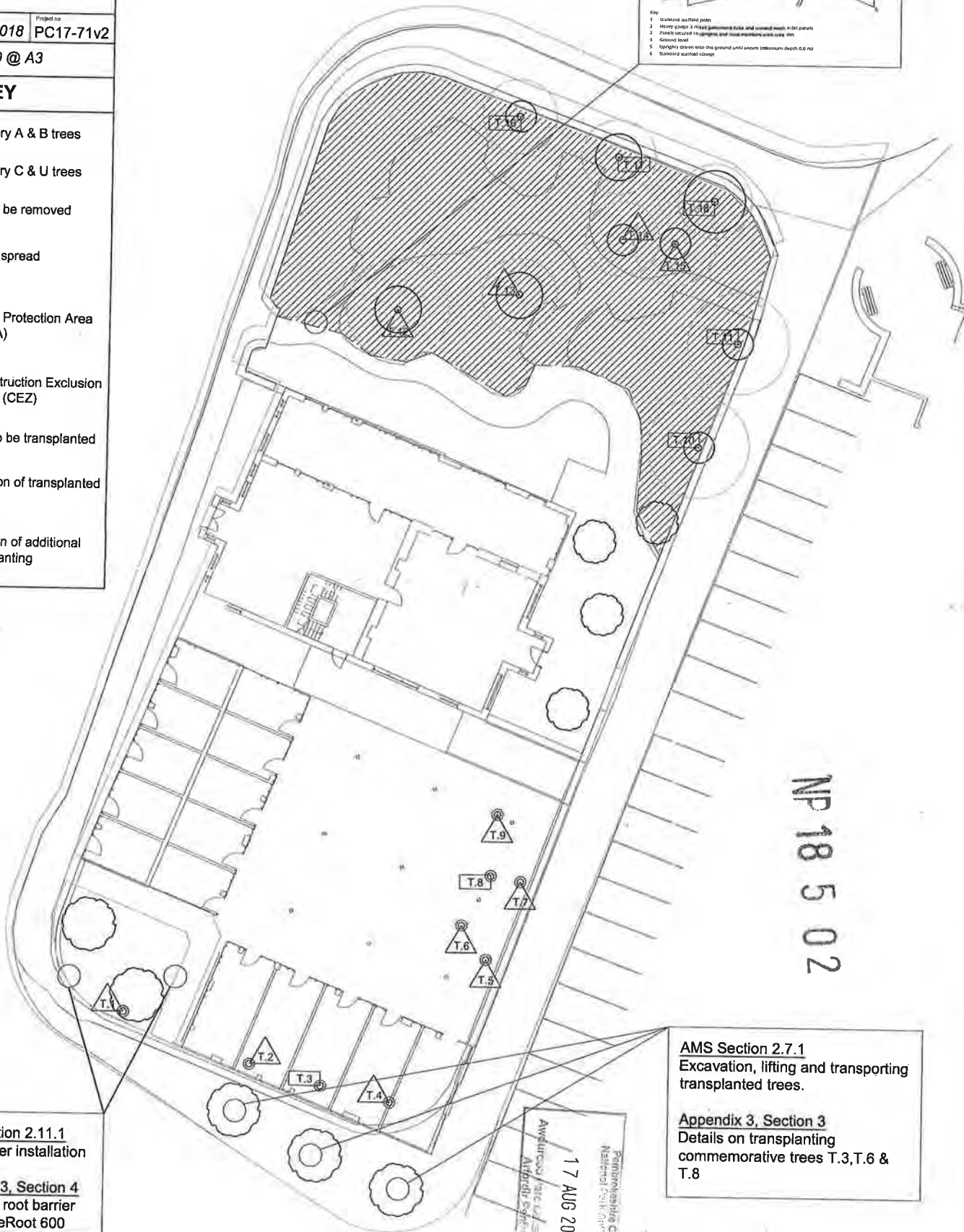
Position of additional  
tree planting



**AMS Section 2.6.1  
Installation of protective fencing**



- Key
- 1 Stake out and flag posts
  - 2 Heavy gauge 2 metre galvanneal tube and connect with 100mm paron
  - 3 Panels secured to supports and base members with 10mm bolts
  - 4 Ground level
  - 5 Uprights driven into the ground until secure (minimum depth 0.6m)
  - 6 Remove surplus clump



NP 18 5 02

**AMS Section 2.11.1  
Root barrier installation**

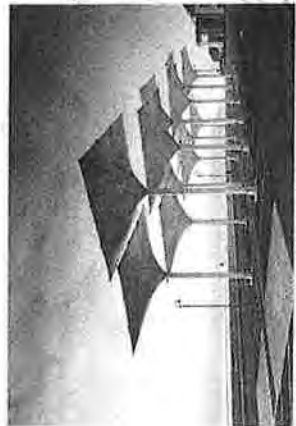
**Appendix 3, Section 4  
Details on root barrier  
product ReRoot 600**



**AMS Section 2.7.1  
Excavation, lifting and transporting  
transplanted trees.**

**Appendix 3, Section 3  
Details on transplanting  
commemorative trees T.3, T.6 &  
T.8**

Pembrokeshire Coast  
National Park Authority  
17 AUG 2018  
Auriferous Site Ltd  
Auriferous Site Ltd



Tulip umbrellas

Aboriginal supervision needed during construction of footways - hand dug operations only to adhere to BS 5837.

Coastal shrub planting with existing tree retained. Proposed trees to be located outside RPA as indicated.

Widening of footway to be considered highway engineers subject to further investigations

Shade tolerant coastal planting to soften proposed building. Paving to tie in with existing pattern.

Coastal shrub planting with transplanted commemorative trees with curved timber bench. Transplanted trees to include T3, T6 & T8



Coastal shrub planting - species to be agreed.



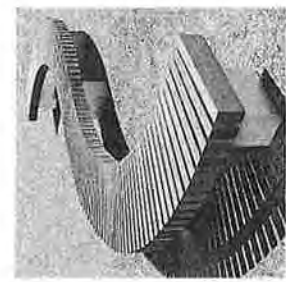
Coastal shrub planting - species to be agreed.



Formal gardens



Sorbus aria trees



Curved timber bench



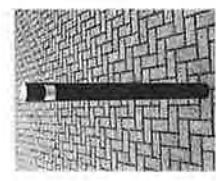
Timber bench



Charcoal banding with light inset paving to match existing



Charcoal block paving / banding



Black bollards with reflectors

Dark charcoal block paving to contrast / highlight white umbrella structures

Corduroy tactile paving to indicate change in level for visually impaired pedestrians

Charcoal block banding with flag paving inset to tie in with existing pattern. Bollards in front of each car parking space

Position of trees to be determined following accurate alignment & depth of utilities

Plant heavy standard trees in trench with surrounding 'stratacells' to prevent compaction of rooting space. Upstand kerbs to edge of tree pit to prevent trunk from damage. Underground staking to be used.

Formal coastal gardens to key frontage of building. To include small feature tree, edging shrubs such as buxus sempervirens & blanket low level shrubs in centre.

Coastal shrub planting & feature trees to enclose 'break out' space.

- Retained / relocated trees as shown
- Proposed trees
- Proposed coastal shrubs
- Retained vegetation
- Roof protection area

LANDSCAPE NOTES

Formal coastal gardens to key frontage of building...  
 Retained / relocated trees as shown  
 Proposed trees  
 Proposed coastal shrubs  
 Retained vegetation  
 Roof protection area

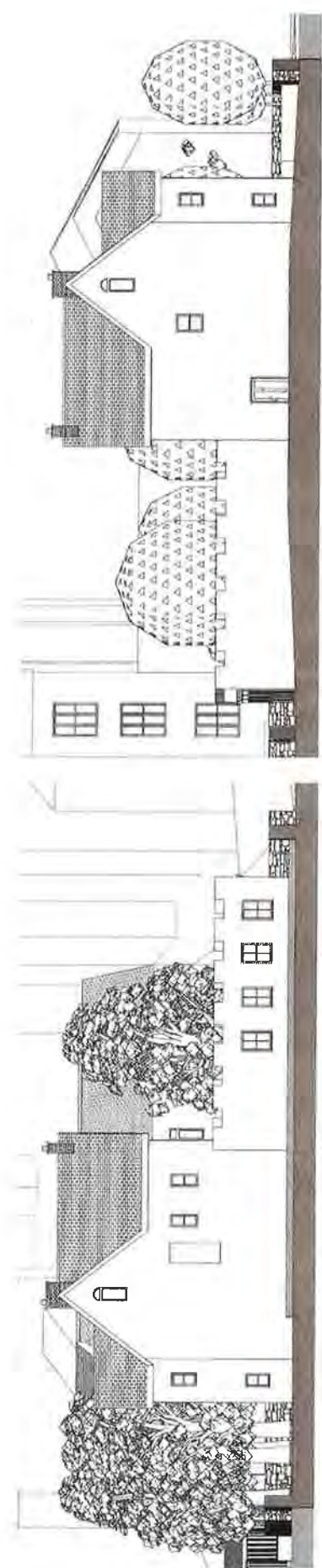
- Sorbus aria
- Shorea palustris
- Blauwe salie
- Buxus sempervirens
- Calluna vulgaris
- Erica ciliaris
- Diervilla lonicera

- 7 FEB 2019

NP 18 5 02

- 7 FEB 2019

Project Information	
Project Name	NP 18 5 02
Client	Urbanistis
Location	
Scale	
Author	
Check	
Date	



NP 18 5 0

16 NOV 2018

DATE: 13 02 2018	DRAWN: AN
SCALE: 1/100 @ A1	APPROVED: AN
DRAWING NUMBER: P10130	REV: B

CUSTOMER: Wales Inspirational Coastal Centre  
 PROJECT: Sandafoot Harbour Regeneration  
 DRAWING: Coal Office Existing Elevations

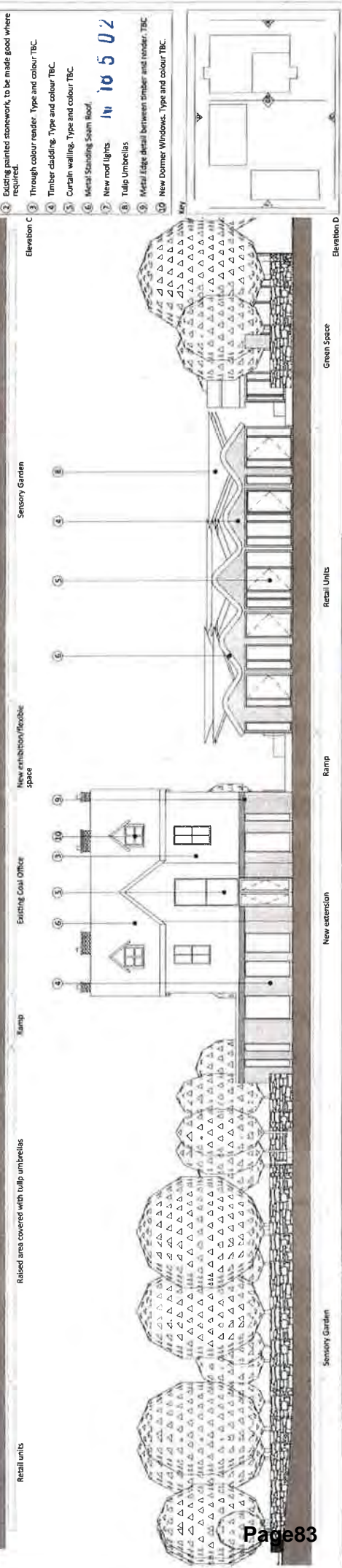
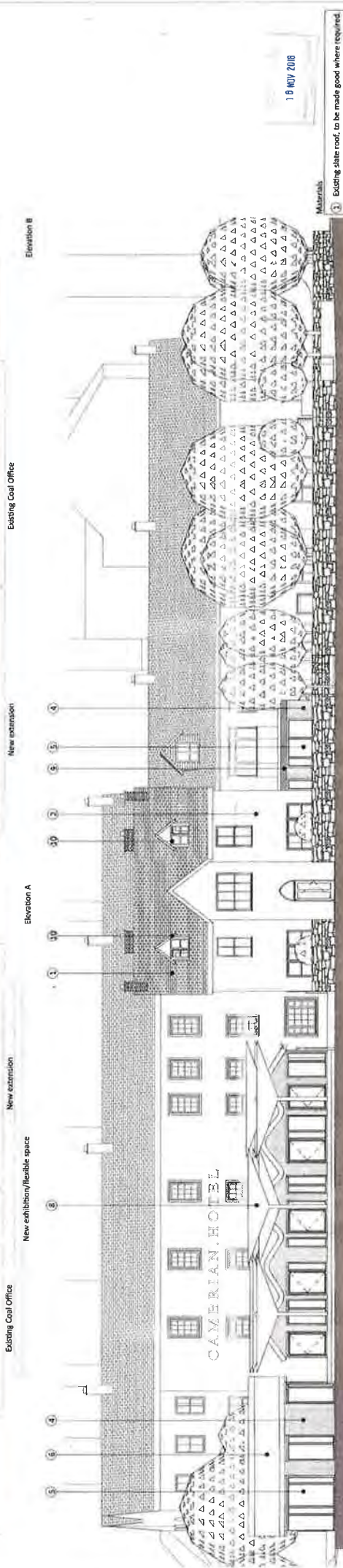
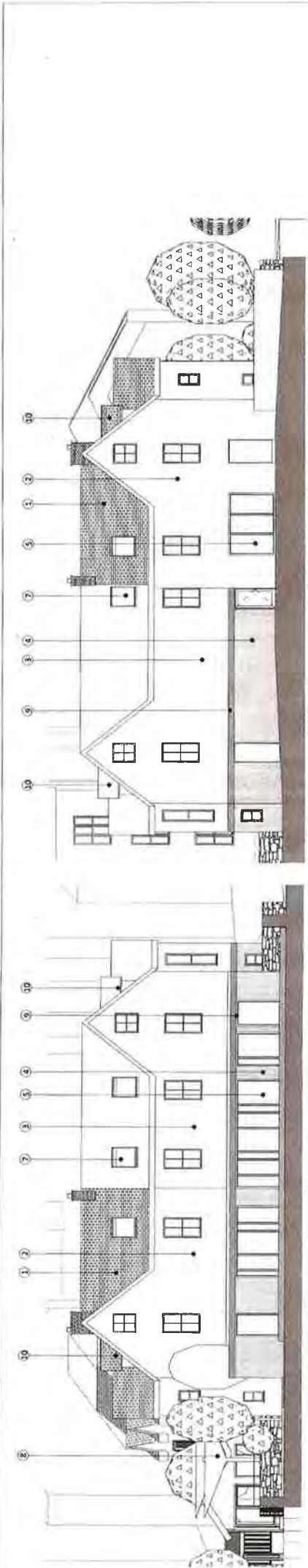


A1

No.	Date	Description	By	App
1	13/02/2018	Issue for review	AN	AN
2	16/11/2018	Issue for construction	AN	AN

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 Figure dimensions and levels to be used.  
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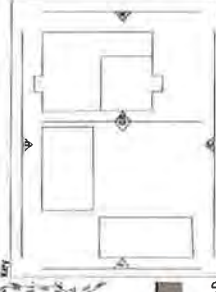
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18 NOV 2018

- Materials
- 1 Existing slate roof, to be made good where required.
  - 2 Existing painted stonework, to be made good where required.
  - 3 Through colour render, Type and colour TBC.
  - 4 Timber cladding, Type and colour TBC.
  - 5 Curtain walling, Type and colour TBC.
  - 6 Metal Standing Seam Roof.
  - 7 New roof lights
  - 8 Tulip Umbrellas
  - 9 Metal Edge detail between timber and render, TBC.
  - 10 New Dormer Windows, Type and colour TBC.

14 10 5 02



CLIENT: Wales International Coastal Centre	DATE: 13.02.2018	DRAWN: AH
PROJECT: Saunderton Harbour Regeneration	SCALE: 1/100 @ A1	APPROVED: AN
DRAWING: Ocean Square Proposed Elevations Sheet 1 of 2	DRAWING NUMBER: P10131	REV: C

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A1

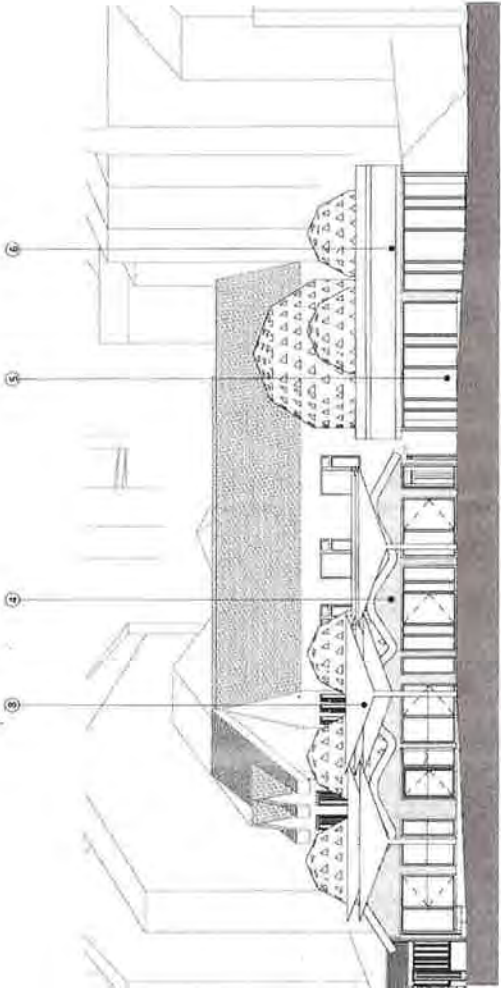
No.	Date	Description	By	App
1	13.02.18	Issue for planning purposes	AH	AN
2	13.02.18	Issue for planning purposes	AH	AN
3	13.02.18	Issue for planning purposes	AH	AN

Only valid for planning purposes.  
Figured dimensions and levels to be used.  
Any inaccuracies must be notified to the architect.

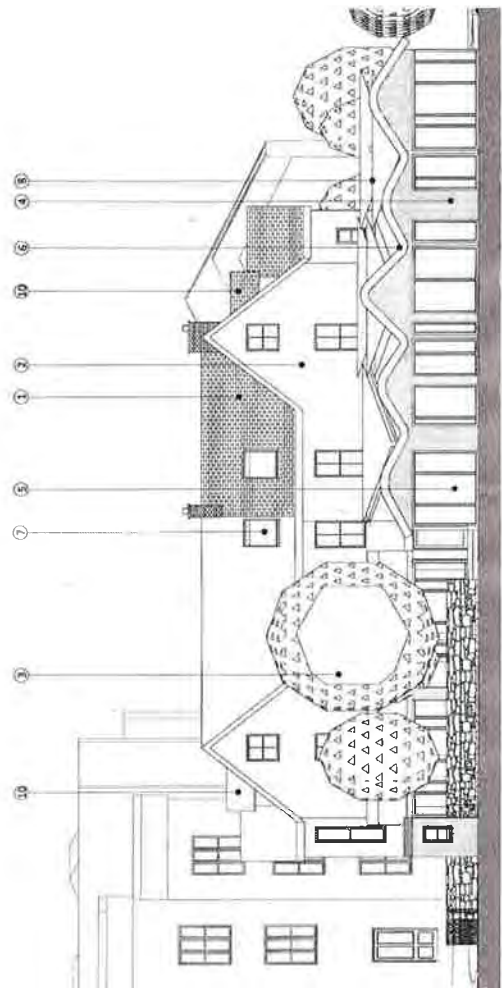
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Planning



Elevation E



Elevation F

- Materials**
- 1 Existing slate roof, to be made good where required.
  - 2 Existing painted stonework, to be made good where required.
  - 3 Through colour render. Type and colour TBC.
  - 4 Timber cladding. Type and colour TBC.
  - 5 Curtain walling. Type and colour TBC.
  - 6 Metal Standing Seam Roof.
  - 7 New roof lights.
  - 8 Tulip Umbrellas.
  - 9 Metal Edge detail between timber and render. TBC.
  - 10 New Dormer Windows. Type and colour TBC.

**NP 18 5 0 2**



18 NOV 2018

CLIENT: Wilds International Coastal Centre	DATE: 13.02.2018	DRAWN: AH
PROJECT: Sunderland Harbour Regeneration	SCALE: 1/100 @ A1	APPROVED: AN
DRAWING: Ocean Square Proposed Elevations Sheet 2 of 2	DRAWING NUMBER: P10132	REV: C

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Architects, Planners, Engineers, Interiors, Urban Design, Sustainability, Landscape Architecture

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No.	Date	Description	By	App
1	13/02/2018	Issue for approval	AH	AN
2	13/02/2018	Issue for approval	AH	AN
3	13/02/2018	Issue for approval	AH	AN

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Section AA

Sensory Garden

Exhibition/  
Public Space

Coal Building

Ramp

Raised area with tulip umbrellas

Retail Unit



Section BB

Cambrian Place

Retail unit

Retail unit

Raised area with tulip umbrellas

Stairs



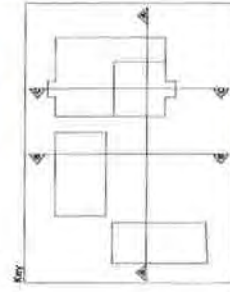
Section CC

Proposed Extension

Existing Coal Office

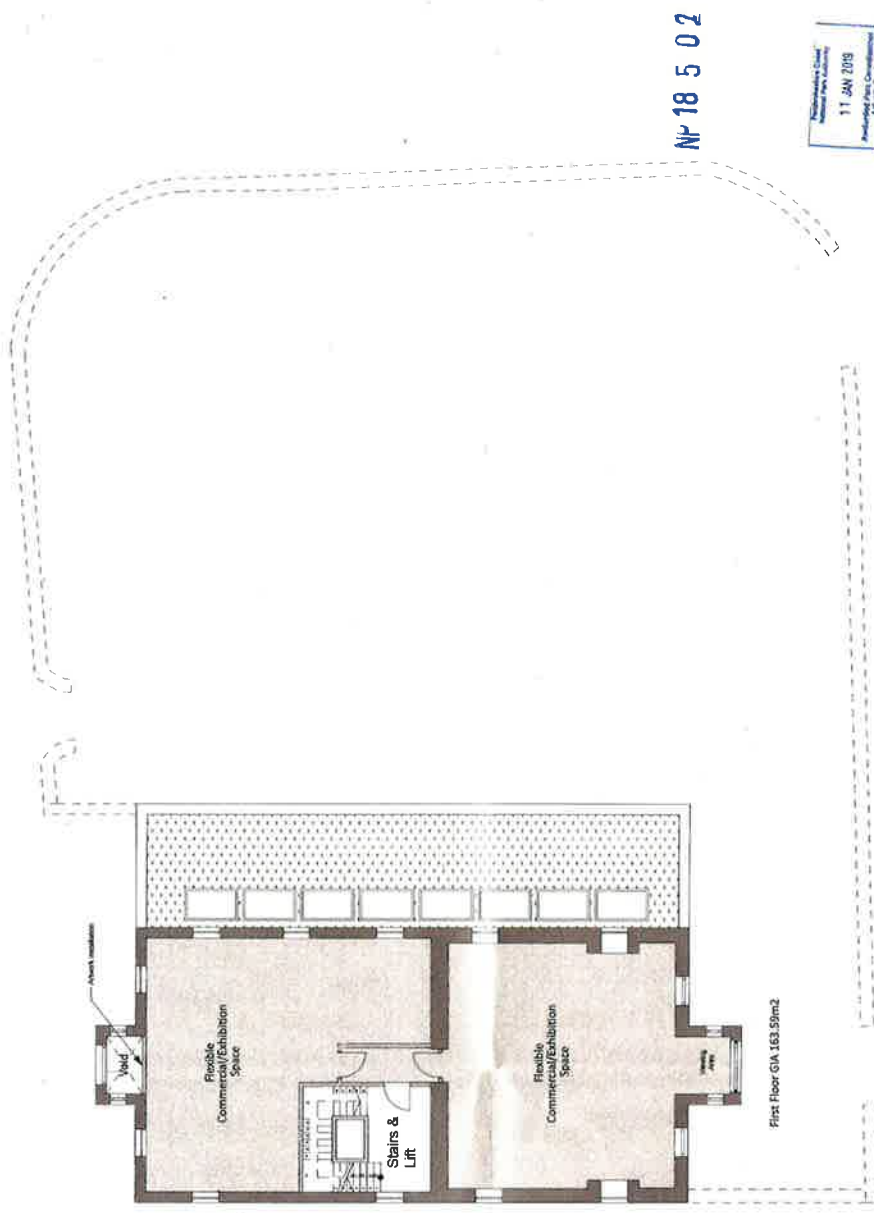
NP 18 5 0 2

Approved by Council  
11 JAN 2019  
Approved Part 2 Development  
Control Notice



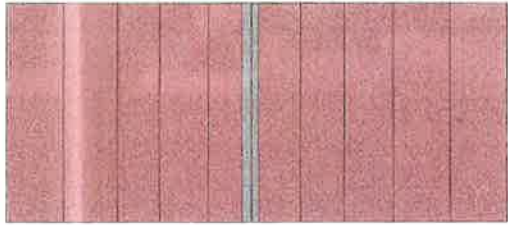
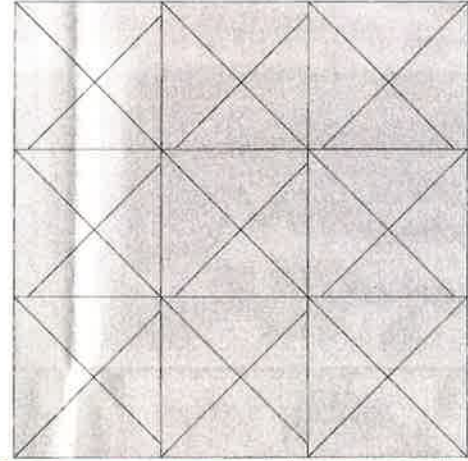
Key

<p>Client: Wales International Coastal Centre          Project: Saundersfoot Harbour Regeneration          Drawing: Ocean Square Proposed Sections</p>		<p>DATE: 13.02.2018          SCALE: 1/100 @ A1          DRAWING NUMBER: P01120</p>	<p>DRAWING: Ocean Square Proposed Sections          DRAWING NUMBER: P01120          REV: C</p>									
<p>powerllobson ARCHITECTS          11, L. E. P. House, 100, Commercial Road, Brighton, BN1 1AB          Tel: 01273 333333          www.powerllobson.co.uk</p>		<p>Wales International Coastal Centre          11, L. E. P. House, 100, Commercial Road, Brighton, BN1 1AB          Tel: 01273 333333          www.walesinternational.co.uk</p>										
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1	13/02/18	Issue for comment										
2	13/02/18	Issue for comment										
3	13/02/18	Issue for comment										



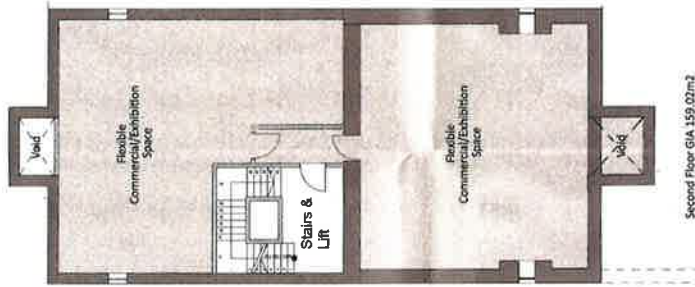
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11 JAN 2019  
 Proposed First Floor Plan



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	<p>NO. DATE DESCRIPTION BY APP</p> <p>A 18.12.18 Issue for Planning JAM JAM</p> <p>B 23.12.18 Issue for consent with minor amendments JAM JAM</p> <p>C 13.12.19 Issue for consent for Accommodation JAM JAM</p>		
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NP 18 5 02

11 JAN 2019  
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CLIENT: Whites International Coastal Centre  
 PROJECT: Sandringham Harbour Regeneration  
 DRAWING NUMBER: P(0)1807  
 DRAWING NUMBER: P(0)1807  
 DATE: 12.12.18  
 SCALE: 1:100  
 DRAWN: SR  
 APPROVED:  
 REV: C

No.	Date	Description	By	App
A	12.12.18	Issued for Planning	AM	AM
B	23.08.18	Issue corrected and items added	AM	AM
C	12.12.18	Final Resolution Amendment	AM	AM

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