

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



Ref No: NP/24/0364/FUL
Proposal: Extension and Alteration (Alternative scheme to NP/23/0108/FUL)
Site Location: 21, Warlows Meadow, Manorbier, Tenby, Pembrokeshire

Recommendation: Approve, subject to conditions

This application is being presented to the Development Management Committee as the Community Council have objected to the application, contrary to the Officer recommendation for approval.

Summary:

This is a householder application for extensions and alterations to a property located within the LDP defined Centre of Manorbier.

This is the fifth planning application since 2021 at this site. The previous two planning applications were granted permission by the Development Management Committee. The existing permissions create a fall-back position with regard to the site which are capable of implementation.

Amendments have been made to the current proposal in discussion with the case officer which have resulted in the removal of an air source heat pump from the scheme. There has also been a reduction in the size of the previously proposed raised external terrace. The applicant has confirmed that the kitchen louvre will not be mechanically ventilated. With these changes to the proposal, the development is considered acceptable in terms of design, amenity, and light pollution.

Suitable biodiversity enhancements can be controlled by planning condition. The green roof element of the proposal provides an acceptable green infrastructure element. Highways safety is acceptable – the proposal creates two vehicular parking spaces. As a whole the scheme is considered to be acceptable and comply with relevant local and national planning policies. The recommendation is therefore for approval.

The Officer recommendation is for approval subject to appropriate conditions.

The plans and accompanying documents can be found on-line at: [Citizen Portal Planning - application details](#)

Consultee Response

- **Manorbier Community Council** – Objection
- **PCNPA Ecologist** – No response
- **PCNPA Tree and Landscape** – Further information Required
- **PCNPA Tree and Landscape** – No objection
- **PCC Highways** – No comment
- **PCNPA Buildings Conservation Officer** – No comment

- **Community Council Comments:** Overdevelopment of the plot, privacy of neighbouring properties would be impaired, excessive expanses of glass within design, insufficient parking available on the site to accommodate proposed extension

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*.

6 no. public representations have been received

3 supporting, 1 no. making observations and 2 no. objections

Objections:

- *Proposal is overdevelopment*
- *Rear extension is overbearing on garden and habitable rooms, due to the proximity of the proposal to the neighbouring property*
- *Hedge boundary treatment is not in the ownership of the applicant and cannot be considered permanent privacy screening*
- *Raising ridge will create overshadowing*
- *Extended terrace will cause overlooking (this element of the scheme has since been reduced)*
- *Insufficient information has been provided regarding levels changes for the extended terrace (this information has since been provided)*
- *Glazed gable head will have a detrimental impact on the quality and character of the adjacent conservation area and will cause an unacceptable impact of light pollution within the surrounding landscape (this element of the scheme has since been omitted)*
- *Enlargement of openings on the southern elevation will cause an unacceptable impact of light pollution within the surrounding landscape, being contrary to policy 9 of the LDP*
- *Number of external lights proposed is excessive (this number has since been reduced)*
- *Proposed air source heat pump and kitchen extractor louvre are located too close to the shared boundary with neighbouring properties and volume and vibration will cause an unacceptable impact on privacy and amenity of habitable rooms and external amenity space of neighbouring properties (the air source heat pump element of the scheme has since been omitted). Confirmation has been received that the proposed kitchen extractor louvre will not be mechanically ventilated*
- *Proposed kitchen extractor louvre appears excessive specification for a domestic property*
- *Front extension is out-of-keeping with street scene*
- *Glazed gable head will cause an unacceptable impact on amenity and privacy of neighbouring properties (this element has since been omitted from the scheme)*

Observations:

- *Adequate boundary treatments should be kept in place to prevent any potential overlooking between properties*

Supporting Comments:

- *Improved parking arrangements*
- *Existing boundary treatments are sufficient to prevent overlooking into neighbouring properties from proposed enlarged areas of glazing to the southern elevation*
- *Proposals improve the privacy and amenity impact on this particular neighbouring property*
- *We are satisfied with the proposals*

Where material, these concerns are discussed in the main body of this report.

Policies considered

National Policy

All planning applications in Wales need to be determined in accordance with the statutory National Development Plan:

- [Future Wales: The National Plan 2040](#) (FW)
- [Planning Policy Wales 12](#) (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

www.gov.wales/technical-advice-notes:

- TAN 5 – Nature Conservation and Planning
- TAN 12 – Design

Local Development Plan 2 (Adopted September 2020)

Additionally, within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also the relevant development plan with the following Policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 06 Rural Centres
- Policy 08 (Special Qualities)
- Policy 09 Light Pollution
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are:

- Biodiversity
- Manorbier Conservation Area Appraisal and Management Plan
- Parking Standards

- Sustainable Design & Development
- Landscape Character Area

Constraints

Historic Landscape
Safeguarding Zone
Ancient Monument - within 500m
Hazardous Zones
Recreation Character Areas
Affordable Housing Submarkets
Landscape Character Area
Manorbier Conservation Area

Relevant Planning History

- NP/23/0108/FUL Single storey extension to front, rear and alterations to south gable end - Approved at Committee 27-Apr-2023
- NP/22/0151/FUL Single storey extension to rear and alterations to south gable end - Approved at Committee 01/02/2023
- NP/21/0306/FUL Extension and remodelling of dwelling, replacement summerhouse and associated landscaping works Refused 30-Jul-2021
- NP/21/0523/FUL Extensions and alterations Refused 11-Feb-2022

1. Officer's Appraisal

Site and Proposed development

The site is a modest single storey residential bungalow in an urban cul-de-sac estate location, situated on the edge of the Manorbier Conservation Area, with wrap around domestic gardens and off-road parking. Modest domestic extensions and alterations are proposed.

Current Proposal

- Front extension to create 1 no. additional bedroom and bathroom
- North-west corner (side and rear) flat-roofed green-roofed extension to create studio and living space – featuring 2 no. bowed rooflights & 1 no. triangular light box over
- Relocated entrance way to northern elevation
- Removal of chimney and replacement with flue
- Addition of 3 no. rooflights to western roof slope and 1 no. to northern roof slope
- Ridge of existing north-south gable to be raised from 4.8m to 5.2m
- Enlargement of 2 no. windows on southern elevation to French doors, with patio doors introduced to southern elevation gable end
- Creation of off-road parking for 2 no. vehicles
- Extension of terrace to southern elevation by 1.3m to the south

2. Key Issues

The application raises the following planning matters:

- 2.1 Policy and Principle of Development
- 2.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 2.3 Amenity and Privacy
- 2.4 Light Pollution
- 2.5 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 2.6 Access and Parking
- 2.7 Historic Environment

2.1 Policy and Principle of Development:

Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).

Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) of FW states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them.

On page 104, Future Wales states that: '*National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...'*

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these.

The property lies within the centre boundary of Manorbier, which is defined as a rural centre by Policy 6 of the Local Development Plan 2020. Policy 6 seeks '*to ensure developments permitted contribute to the protection and enhancement of the special qualities of the Centre*'.

This is a householder application for extension & alterations considered to be of suitable domestic design, scale, form and appearance, to be sited within the existing domestic curtilage of the dwellinghouse. The extensions proposed are of single storey and is adding a minor increase to the overall footprint of the property. Raising of the existing ridge height by 40cm is considered to cause a minimal impact on the appearance of the property within the surrounding street scene and landscape. Enlargement of existing openings on the southern elevation is considered to be acceptable development in this context, and omission of the previously proposed glazed gable head to the southern elevation is welcomed.

Extensions & alterations are permissible where they accord well with the design, form and character of the host dwelling, and remain subservient in scale and form to the existing property. Extensions are acceptable where sufficient amenity space will still exist within the curtilage of the property. The proposed extension & alterations are not considered to result in a form of development that would be of inappropriate design or scale or be out of keeping with the host property or the setting. As such, the development complies with the policies 1 and 6 of the adopted Local Development Plan 2 and can be supported.

When considering the scheme as a whole against the permitted development from April 2023, there is also a fallback position which already permits a development which is largely similar in nature to the current scheme. This is a material planning consideration.

2.2 Siting, Design, and Impact upon the Special Qualities of the National Park:

Policy 08 (Special Qualities), of LDP2, is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.

Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.

The proposed extension & alterations are considered to be of a suitable design, scale and siting which will not have an adverse impact upon the character of the host property nor on the wider landscape and special qualities of the National Park. The use of materials & finishes to match to the host property are considered appropriate. Introduction of a green roof to be planted with appropriate species is welcomed. Extending the property to the front to come forward of the existing building line is considered appropriate in this instance – this form of development is considered a sensible use of the available space within the domestic curtilage of the property.

The proposal is not considered to detract from the surrounding landscape nor the special qualities of the National Park, and as such, the development complies with policies 8, 14 and 29 of LDP2 and can be supported.

2.3 Amenity and Privacy:

Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:

- e) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
- f) the development is of a scale incompatible with its surroundings; and/or
- g) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
- h) the development is visually intrusive.

Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.

The side/rear flat-roofed extension is not considered to cause an unacceptably adverse impact on the privacy and amenity of the neighbouring property to the west.

A suitably worded condition will be added to any permissions issued to require that the high-level windows proposed to be introduced to the western elevation of the rear extension be obscured glazed to a minimum of Level 3 on the Pilkington scale of obscurity, to be retained as such in perpetuity.

Similarly, a suitably worded condition will be added to any permissions issued to require that that gable head window proposed to be introduced to the northern elevation, serving the attic, be obscured glazed to a minimum of Level 3 on the Pilkington scale of obscurity, and be non-opening, to be retained as such in perpetuity.

Confirmation that the kitchen louvre will not be mechanically ventilated, and omission of the air source heat pump from the scheme, has abated any impact which such installations may have on the amenity of the neighbouring property to the west.

The reduction in the size of the previously proposed raised external terrace has adequately addressed concerns over any potential overlooking from this area over neighbouring properties to the west and south-west.

The proposed patio doors and French doors are not considered to cause an unacceptable level of adverse impact on the neighbouring property to the south.

It is not considered that the side/rear extension will cause an unacceptable level of overshadowing onto the neighbouring property to the west, as the extension will be sited due east, with no impact caused to the southern transit of the sun.

A suitably worded condition will be added to any permissions issued to ensure that adequate boundary treatments remain in situ at the site in perpetuity, to protect the privacy and amenity of neighbouring properties.

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

2.4 Light Pollution:

Policy 9 Light Pollution of LDP2 states that "Proposals that are likely to result in a significant level of external artificial lighting being emitted...will be permitted: where there is no unacceptable adverse effect on the character of the area [or on] local residents".

Omission of the previously proposed glazed gable head, and reduction in the number of previously proposed external lights at the site is considered to adequately mitigate any concerns over an unacceptable level of light pollution created by the scheme.

Removal of external lighting on the western elevation which lies in close proximity to habitable rooms of the neighbouring property to the west is welcomed. The expense of French doors proposed to the southern elevation is not considered to cause an unacceptable level of light pollution, when openings are internally illuminated at night, than can otherwise reasonably be expected on a domestic property of this scale.

As such, the proposed development, in its current form, is considered to comply with Policy 9 of LDP2.

2.5 Biodiversity, Protected Sites, Green Infrastructure & Landscaping

PPW12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) requires biodiversity 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.

To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity.

Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.

It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.

Biodiversity: It is not considered that the development will cause any adverse impact to biodiversity or protected species in this location.

A suitably worded condition will be added to any permissions issued to require that all works on site are carried out in accordance with conclusions and recommendations of

document 'Bat Survey, Kite Ecology, updated June 2024', to be retained as such in perpetuity.

Green Infrastructure: In consultation with the Authority's Tree and Landscape Officer, the submitted Green Infrastructure proposals are considered appropriate, with the scheme offering a net green infrastructure gain at the site. The introduction of a suitably planted green roof at the site is welcomed. A suitably worded landscape protection condition will be added to any permissions issued.

Landscape: No clearance of existing vegetation or landscape features at the site is proposed as part of this scheme. It is not considered that there are any landscaping implications to this development. Therefore the development complies with policies and statutory requirements relating to landscape features.

As such, subject to the imposition of suitably worded conditions the development is considered to accord with relevant policies of Local Development Plan 2 and statutory requirements relating to ecology, landscape and green infrastructure.

2.6 Access and Parking

Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.

In consultation with the Highways Authority, no objection has been raised to the scheme. It is considered that sufficient off-road parking is provided on the site to accommodate the proposed extensions to the property. It is not considered that the proposal will cause an unacceptable impact on the safety of the highway to the front of the property as a result of the increase in bedroom numbers as proposed.

The development is therefore considered to comply with Policy 60 of LDP2.

2.7 Historic Environment

In consultation with the Authority's Building Conservation Officer, it is not considered that the proposal would cause an unacceptably detrimental impact on the quality or character of the adjacent conservation area. However, it is welcomed that the previously proposed glazed gable head, which would have been prominently visible from the conservation area when internally illuminated at night, has been omitted from the scheme.

3. Conclusion

The proposed scheme is considered to be acceptable in terms of scale, form, use, design and location. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park, to the privacy or amenity of any neighbouring property, to highways safety or to the historic environment. Ecology and landscape features will not be adversely affected by the development, and biodiversity and green infrastructure net benefit can be ensured via planning condition.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle

through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

As such, the proposal complies with policies 1, 6, 8, 9, 11, 14, 29, 30 & 32 of the adopted Local Development Plan 2 2020 and can be supported.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

4. Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin no 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: 01A Location Plan rec 4/9/24, 03C Proposed site plan rec 19/9/24, 04C Proposed ground floor plan rec 19/9/24, 04C Proposed ground floor plan with sightline rec 19/9/24, 05C Proposed elevations rec 19/9/24, Bat Survey June 2024, image of louvre rec 4/9/24, Green Infrastructure rec 4/9/24
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Materials and external finishes to be used on the extension hereby approved shall match the materials and external finishes of the host property - to include external walls, roof coverings and window & door casements. These shall be retained as such in perpetuity.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area and the conservation area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 6 - Rural Centres, 8 - Special Qualities, 11 - Protection of Biodiversity, 14 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design 30 - Amenity.
4. The high-level windows on the western elevation as hereby approved shall be retained in perpetuity as obscure glazed to a minimum of Level 3 on the Pilkington scale of obscurity and shall remain as such in perpetuity.
Reason: In order to protect residential amenity and in accordance with Policy 30 of the Local Development Plan.
5. The window on the northern gable head, serving the attic, as hereby approved shall be retained in perpetuity as obscure glazed to a minimum of Level 3 on the Pilkington scale of obscurity and shall be non-opening only.

Reason: In order to protect residential amenity and in accordance with Policy 30 of the Local Development Plan.

6. The roof area of the flat-roofed side/rear extension shall not be used as a storage area, nor as a balcony, nor as a roof garden, nor as any similar amenity area. No external egress onto the flat roof of the flat-roofed side/rear extension is permitted.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities, special qualities and architectural character of the area. To preserve the privacy and amenity of neighbouring properties. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), Policy 30 (Amenity).

7. Notwithstanding the submitted plans, boundary treatments as existing along the western and southern boundaries of the site shall be retained at their existing height along the length of the shared boundaries with neighbouring properties - to be fixed, solid boundary treatments rising to a minimum of 1.8m above the ground level immediately adjacent.

Reason: in order to protect residential amenity and in accordance with Policy 30 of the Local Development Plan.

8. The existing shed/summer house outbuilding on the site, any other existing outbuildings on the site, or the studio contained within the western extension hereby approved, shall not be used at any time other than for domestic purposes ancillary to the residential use of the dwellinghouse known as Castle View, 21 Warlows Meadow. Outbuildings and the studio shall not be used as separate units of accommodation, nor as holiday lets, nor for any commercial purposes whatsoever.

Reason: In order to be clear on the type of accommodation provided by domestic outbuildings on the site. Policy: Local Development Plan – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

9. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to ancillary out-buildings and to development for the siting of a caravan within the curtilage of the dwelling house), no further development of Part 1 Class E and Part 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area and the amenity of close neighbouring properties. Policy: Local Development Plan 2 - Policies 1(National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

10. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by the duration of the development (in accordance with **BS5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'**). The protection measures shall be implemented prior to any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any protection area, and the ground levels within those areas

shall not be altered, nor shall any excavation (in relation to connecting to existing infrastructure) be made, without the prior written consent of the local planning authority. No works to trees will be carried out without prior approval from this authority.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

11. 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:

Clarification of planting / landscaping proposals

Scale plan on proposed site layout showing precise site-specific locations

Schedules of plants (trees and hedges)

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

Details of any constructed green features – Green roofs / Pembrokeshire hedgebanks

Development shall thereafter take place in accordance with the approved details. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by this authority.

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 of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders

12. The development shall be carried out in accordance with the findings and recommendations of approved document "Bat Survey, Kite Ecology, Updated June 2024, and shall be retained as such in perpetuity.

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 – 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design). To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:1,250

