

Awdurdod Parc Cenedlaethol Arfordir Penfro

Parc Llanion, Doc Penfro
Sir Benfro SA72 6DY
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Pembrokeshire Coast National Park Authority

Llanion Park, Pembroke Dock
Pembrokeshire SA72 6DY
Tel: 01646 624800 Fax: 01646 689076
pcnp@pembrokeshirecoast.org.uk
www.pembrokeshirecoast.wales

Application for planning permission and conservation area consent for demolition in a conservation area.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="SA69 9HE"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Mark"/>
Surname	<input type="text" value="Farrar"/>
Company name	<input type="text" value="The Urbanists"/>
Address line 1	<input type="text" value="The Creative Quarter"/>
Address line 2	<input type="text" value="8a Morgan Arcade"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="CARDIFF"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CF10 1AF"/>
Primary number	<input type="text" value="02920236133"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="mark.farrar@theurbanists.net"/>

4. Site Area

What is the site area?	<input type="text" value="0.2"/>
Scale	<input type="text" value="hectares"/>

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

If Yes, please complete the following information regarding public open space

Type	Area of land (ha)
Open space lost	0.03
Open space gained	0.00

5. Description of the Proposal

Please describe the proposed development including any change of use and details of the proposed demolition

Change of use of existing building, including internal alterations, and demolition of existing single storey extension (western and northern elevations). 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 short-stay accommodation (sixteen beds). Proposed events' space plus small commercial units (fifteen), and landscape works.

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

It is proposed to demolish the single storey extension (not original) to allow proposed western and northern extensions to enable positive re-use of building

7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes No

8. Existing Use

Please describe the current use of the site

Existing building, plus adjoining garden area. Building contains three commercial units on Cambrian Place. Main building vacant.

Is the site currently vacant?

Yes No

Does the proposal involve any of the following?

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Previously developed land	0.2
Greenfield land	0

9. Materials

Does the proposed development require any materials to be used in the build?

Yes No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	White render
Description of proposed materials and finishes:	Please refer to elevation drawings

9. Materials

Roof	
Description of existing materials and finishes (optional):	Slate tile
Description of proposed materials and finishes:	Please refer to elevation and roof drawings

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Stone
Description of proposed materials and finishes:	Please refer to plans

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to architectural drawing set and Design and Access Statement

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to layout drawings and highway engineering drawings

11. Vehicle Parking

Is vehicle parking relevant to this proposal? Yes No

12. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Yes No

Refer to the Welsh Government's Development Advice Maps website.

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

13. Assessment of Flood Risk

Type	Residential (number of units)	Non-residential (Area of land - hectares)
Floodplain C2		0.2

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

15. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

15. Foul Sewage

Please refer to utilities report

16. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Please refer to plans

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

18. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes No

19. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	140	140	265	125
D1 - Non-residential institutions	228	0	187	187
Total	368	140	452	312

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	0	16	16

20. Employment

Will the proposed development require the employment of any staff?

Yes No

Please complete the following information regarding employees:

20. Employment

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees			18

21. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

23. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

25. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

Please refer to Pre-Application Consultation report

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

27. Pre-application Advice

First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="Richards"/>
Reference	<input type="text"/>
Date (Must be pre-application submission)	<input type="text"/>

Details of the pre-application advice received

Pre-application submission and meeting

28. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

29. Ownership Certificates

Certificate Of Ownership - Certificate A - Certificate under Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Mark"/>
Surname	<input type="text" value="Farrar"/>
Declaration date	<input type="text"/>

Declaration made

30. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role The applicant The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Mark"/>
Surname	<input type="text" value="Farrar"/>
Declaration Date	<input type="text"/>

**30. Agricultural Holding Certificate Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

Declaration made

31. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)