
Application Ref: NP/13/0255

Application Type	Full
Grid Ref:	SM79723125
Applicant Agent	Mr Darren Thomas, Pembrokeshire County Council
Proposal	Construction of new rock revetment and apron, the demolition of the existing sea wall and the temporary storage of rock armour (partially retrospective)
Site Location	Abereidly Beach, Aberieddy, Haverfordwest, Pembrokeshire, SA62 6DT
Case Officer	Caroline Phillips Bowen

Summary

This planning application is reported to members as the development is subject of an Environmental Impact Assessment, and comprises major development.

The application site comprises a large area of raised foreshore facing Abereidly Bay. Planning permission is sought for engineering works to construct a rock revetment and rock armour 'apron' to the southern part of the site, as coastal defence works to replace the sea wall. The application site is located on the north-west coastline, south west of Porthgain and west of Llanrhian, and falls within the countryside for the purposes of the Pembrokeshire Coast National Park Local Development Plan. The site lies falls within the Pembrokeshire Marine Special Area of Conservation and Afordir Abereidly Site of Special Scientific Interest (SSSI)

Following consultation, no direct objections have been received to the proposal, however, a number of concerns have been raised in respect of whether an adequate and safe area for the bus (the Strumble Shuttle) to turn will be maintained. The future of the culvert on the boundary with the National Trust land to the north, and future access to the public toilets has also been raised.

Officers consider that the proposed engineering works are reasonably required for the coastal defence of the southern section of the site, which is closest to residential properties and an existing slipway. The proposed rock revetment will extend for 40 metres north of the slipway and to its seaward side, and is set back behind the existing beach crest. The rock armour apron will be placed to the front of a remaining section of sea wall, south of the slipway, and will protect approximately 25 metres of that wall in extent.

The application site borders a designated Special Area of Conservation and SSSI; and an Environmental Impact Assessment has been carried out to assess the proposed development in respect of the key features of the SAC and SSSI. The proposal would not be considered to have a significant impact upon issues of physical or visual amenity, nor would it adversely affect the adjacent marine character and setting, as the defence works comprise rock

'banks' that would be more natural in appearance than a more engineered sea wall. The revetments would re-use existing rock, salvaged from the removal of the old sea wall, and currently stored to the back of the application site.

Under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 there is a legal requirement to consider the impacts of a plan or project on a European site where it is not directly connected with the management of the site. In this context the term 'plan or project' includes development proposals or anything else that could result in an activity that could have implications for the integrity of a European site and the Natura 2000 network. , At the time of writing this report, the appropriate screening is been undertaken by the Authority's Ecologist, and a further verbal report will be made to members in respect of the outcome.

The proposed sea defences are less visually intrusive than the old sea wall, and the purpose of the development is to restore the natural processes to the northern section of the beach area, whilst maintaining an area of raised foreshore to south. Officers would, therefore, recommend that the application be delegated to the Head of Development Management to issue approval, subject to the development not having Likely Significant Impact upon the SAC and SSSI features.

Consultee Response

Pembrokeshire CC - Common Land: Works will affect Common Land - separate consent will be required.

Rights of Way: Conditional Consent

Llanrhian Community Council: No adverse comments - although there was concerns about protecting the turning circle.

Dyfed Archaeological Trust: Conditional Consent

MOD: No objection

Natural Resources Wales: Conditional Consent

PCC - Transportation & Environment: No objection

Conservation Officer: No objection

Public Response

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. No public responses have been received to date.

Policies considered

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

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokehire Coast National Park
LDP Policy 17 - Shore Based Facilities
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 34 - Flooding and Coastal Inundation
PPW5 Chapter 03 - Making and Enforcing Planning Decisions
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG03 - Loss of Hotels and Guesthouses
SPG06 - Landscape

Officer's Appraisal

Background.

Abereiddy Bay is a small west-facing bay within the rocky north-west coastline of Pembrokehire. To the north is an imposing headland and an old slate quarry, now a tidal pool known as Blue Lagoon. The sand and shingle beach extends for some 150 metres to rugged cliffs, which continue west towards St Davids. To the east of the beach lies the application site, a raised area of deposits from the slate quarry, and beyond that, to the southern end, lie a number of traditional cottages. The main road access rises up to the south of the site.

Historically, a quarry operated taking slate from the headland to the north of Abereiddy Bay, with quarry waste deposited over the natural shingle beach, developing the beach forward of its natural position. Concern over the erosion of the beach, during the 1970's led to the construction of crib wall across the whole of the beach frontage. Further defences were later added in the form of rock armour, which was placed in front of the sea wall

The timber and steel crib wall has progressively failed over time, with the entire beach suffering erosion that threatens the raised foreshore parking area. Emergency works were undertaken to remove the wall north of the slip and the rock armour is currently stored to the north east section of the application site.

Options investigated for the treatment of the sea defences included 'do nothing', which would result in the total loss of the wall; removal of all defences, which would result in the loss of the raised foreshore as an amenity area, and strengthening the existing sea wall, which would not prevent the erosion of the beach itself. It was, therefore, considered that the defence of the southern section of the beach would be adapted, to allow for a significant areas of raised foreshore to be retained, and to sustain the use of the existing slipway. The revetment to the north of the slip is curved to be set back behind the existing alignment of the natural beach, to better facilitate the transition between the area of natural beach that would result to the north, and the defended southern section.

Relevant Planning History

- NP/12/0262 – Removal of existing coastal defences, temporary site compound and storage. Screening opinion.
- NP/12/0391- Scoping Opinion for Abereiddy Coast Defence Re-alignment.

Current Proposal

The proposed works are;

- The removal of the existing 130 metre timber and steel rail crib sea wall to the northern part of the beach. Approximately 110 metres of the wall has already been removed due to health and safety concerns, and the rock has been stored for re-use on the new defence works.
- The construction of a rock armour apron to the front of the remaining sea wall, south of the existing slipway. This will use the existing rock, and will measure 42.5 metres in length, 2.6 metres in width and 1.3 metres in height where it abuts the existing wall structure.
- The construction of a rock revetment to the seaward face of the slipway, extending north of the slip by 40 metres and set back behind the existing sea crest.

Key Issues

The application raises the following planning matters:-

- Principle of development.
- Policy.
- Siting and Design
- Amenity and Privacy
- Access and Parking
- Landscaping

- Biodiversity
- Other material considerations

Principle of Development.

The new sea defences have been proposed as a result of having to address the failure of the existing sea wall. The chosen defences will be less engineered in appearance than that of the former wall, and will re-use the rock that was salvaged from the wall's removal. The proposed development is not considered to result in a form of development that would be inappropriate or out of keeping with the coastal setting.

Policy.

Whilst the Local Development Plan should be read as a whole, the following policies are considered to be of most relevance;

8 – Special Qualities. This policy seeks to protect the landscape characteristics that define the National Park, and is supported by Supplementary Planning Guidance on Landscape Character Assessment. The application site falls within Landscape Character Area 20 - Trefin, which covers a large linear area of rocky coastline to the north west of Pembrokeshire, punctuated by sheltered coves and inlets, of which Abereiddy is an example. The existing site is an area of raised foreshore facing the bay, which is used for parking, but is otherwise sparsely developed coastal landscape.

15 – Conservation of the Pembrokeshire Coast National Park. Criterion b advises that development should not be insensitively or unsympathetically sited within the landscape, criterion 'c' that development should not introduce or intensify a use which is incompatible with its location and/or, in criterion 'd', development should harmonise with or enhance the landform and landscape character of the National Park. The proposed sea defences will be of less visual impact than the former sea wall, as the defences are created as rock banks, which will protect the remaining sea wall sections either side of the slipway. These defences will enable the retention of the raised foreshore and slipway to the south for amenity uses, which is compatible with the existing use of the site.

30 – Amenity, states that development will not be permitted where, in criterion 'b', the development is of a scale incompatible with its surroundings and/or criterion 'd' that the development is visually intrusive. Whilst the structure will be visible, it is not of a scale that would be considered intrusive, nor of an appearance which would be incompatible with the coastal character at this setting.

Siting and Design.

The siting of the sea defences has been chosen after analysis of the behaviour of the shoreline in order to predict how the shape of the beach would develop over time, following the removal of the sea wall. The design of the revetment and apron was based upon the size and range of rock that was salvaged from the old sea wall, and will be laid upon a geotextile layer

(permeable fabric which provides a foundation for the rock) which is not otherwise visible. Any excavated beach sediment would be re-distributed in front of or across the beach, adjacent to the new works.

Amenity:

The proposed works are of less visual impact than the previous sea wall, and the works would enable the long term use of the southern section of the beach and slipway for amenity purposes.

Access and Parking:

The existing vehicular access will be unaffected by the proposal. The Highways Planning Liaison Officer was consulted on the proposal and advised that there was no objection to the proposal on highways grounds.

Landscape:

A Landscape and Visual Impact Assessment was submitted with the planning application. The study concluded that the effects on landscape character would be most apparent from in and around the beach and car park, and would result in an enhancement of the scenic quality of the landscape where the beach returns to a more natural state. The placement of the rock armour apron will screen the remaining section of sea wall.

The proposed revetments would not be considered to look out of keeping, as there are other areas of rock boulders within the cove to the south, thus the size and appearance of the rock revetment would not be of significant contrast, nor is it of a scale or height that protrudes significantly above the crest of the existing shingle beach.

Biodiversity:

The application site falls within the protected sites of Afordir Site of Special Scientific Interest and Pembrokeshire Marine Special Area of Conservation, and under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 there is a legal requirement to consider the impacts of a plan or project on a European site where it is not directly connected with the management of the site. In this context the term 'plan or project' includes development proposals or anything else that could result in an activity that could have implications for the integrity of a European site and the Natura 2000 network. At the time of writing this report, the application has been forwarded to the Authority's Ecologist for the appropriate screening to be undertaken. Officers will provide a verbal report on this outcome of this aspect at the meeting.

Other material considerations:

Construction of the sea defences, and associated compounds, buildings and machinery.

As a result of the proposed works, it will be necessary to install security fencing, a portacabin, store and site office. These will be on the raised foreshore and cordoned off, Access for the public will not be affected. Whilst the construction works would be considered to have a high visual impact on

the landscape setting, this was considered to be both temporary and reversible, with no long term visual impact.

Common Land

The proposed development will affect registered Common Land, and separate consent for the development will be required under the Commons Act 2006 and will require an application to the Welsh Ministers.

Recommendation

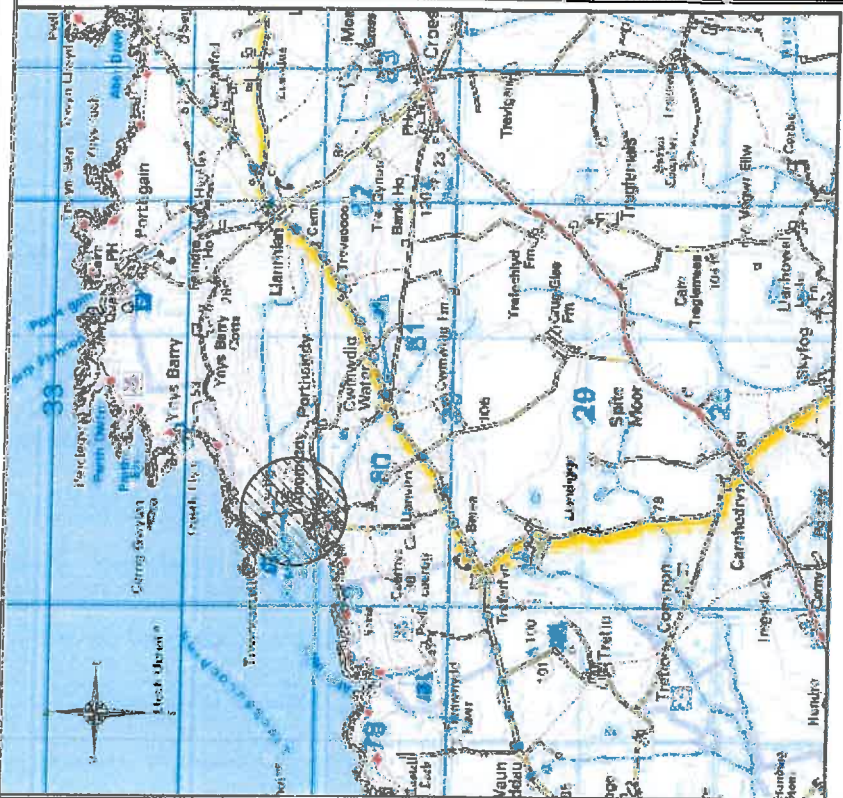
It is recommended that the application be delegated to the Head of Development Management to issue approval, subject to the development not having Likely Significant Effect upon the SAC and SSSI features, and subject to conditions relating to time and in accordance with plans and conditions recommended by statutory consultees.

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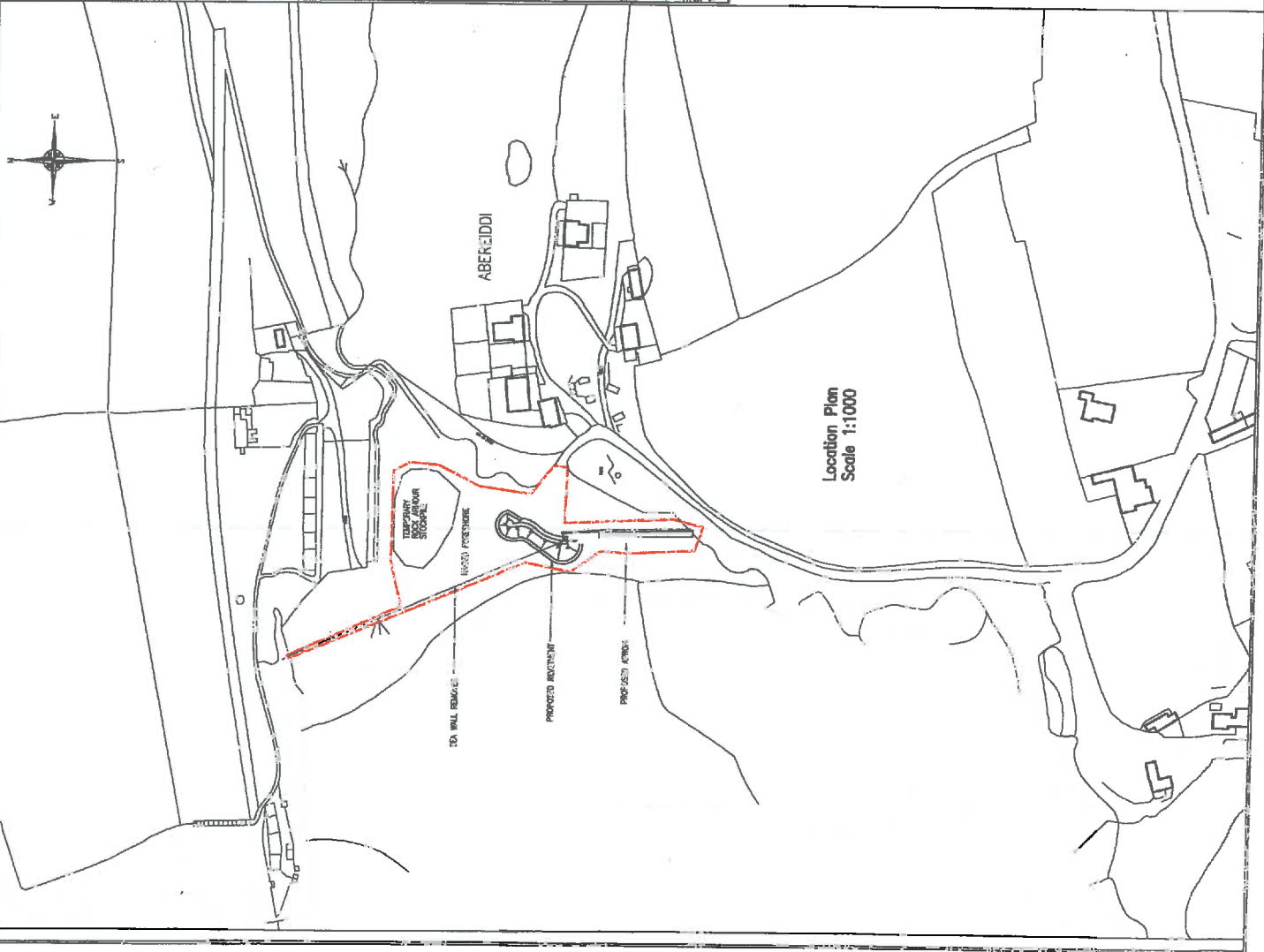
PEMBROKESHIRE COUNTY COUNCIL
CYNGOR SIR PENERO

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PROPOSED REVETMENT ABEREIDDI	DATE: 10/05/2011
LOCATION PLAN	SCALE: 1:1000
	PROJECT NO: 046351/01



Location Plan N.T.S.



Location Plan
Scale 1:1000

NP 13 2 55



PEMBROKESHIRE COUNTY COUNCIL
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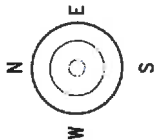
Project No: 13/2/55
Drawing No: 13/2/55/01
Date: 13/02/2013
Author: J.P.
Checked: J.P.
Approved: J.P.

PROPOSED FACILITY
ABBEYDDBY

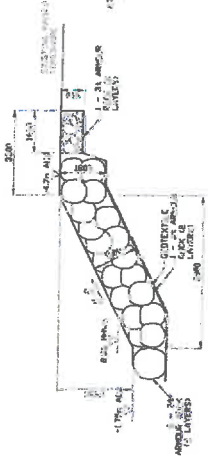
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DRAWN BY	J.P.
CHECKED BY	J.P.
APPROVED BY	J.P.
PROJECT NO	13/2/55
DRAWING NO	13/2/55/01
DATE	13/02/2013
SCALE	1:500
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DRAWING NO	13/2/55/01
DATE	13/02/2013

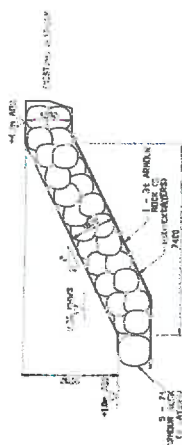




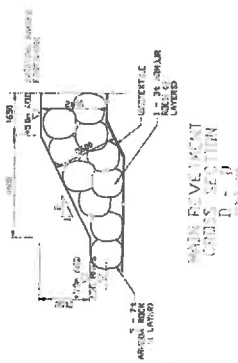
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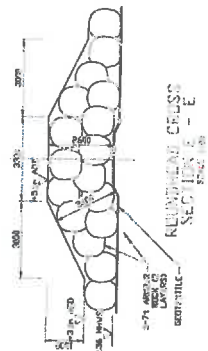
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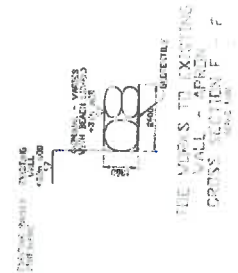
MAIN REINFORCEMENT
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A - A



MAIN REINFORCEMENT
CROSS SECTION
D - D



REINFORCED CONCRETE
CROSS SECTION
E - E



THE WALLS TO EXISTING
WALL - APPROXIMATE
CROSS SECTION F - F

NP 13 2 55



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PROPOSED ROADWORK
SCHEDULE

CROSS SECTIONS

Item 6d)

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PROPOSED REVETMENT
ABBEREIDDY

PROPOSED PLAN

DATE	1.2001	SCALE	1:100	NO	1/13
DRAWN BY		CHECKED BY			
PROJECT NAME		SHEET NO.	1/13		
		SCALE	1:100		
		DATE	1.2001		

