

Item 5 - Report on Planning Applications

Application Ref: NP/15/0247/FUL

Case Officer	Liam Jones		
Applicant	Bluestone Resorts Ltd		
Agent	Acanthus Holden Ltd		
Proposal	Retrospective planning application for outdoor restaurant, highwire/zip course with platforms, boardwalk, cabin building, lighting and timber storage shed. Proposed development to include improved toilet facilities with ramp and sewerage system, including screens		
Site Location	Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE		
Grid Ref	SN06251305		
Date Valid	01-May-2015	Target Date	25-Jun-2015

Summary

This application has been reported to the Development Management Committee as it represents a major development as the development is carried out on a site having an area of 1 ha or more with the total site area being 7.6ha.

The application has been submitted following an enforcement investigation carried out into unauthorised works at Bluestone holiday resort. The works comprise of an outdoor restaurant, highwire / zip course with platforms, boardwalk, cabin building, lighting and timber storage shed. Through discussion with officers of the Authority the owners were advised to seek retrospective planning permission following undertaking a new ecological study into the site area. Following receipt of a planning application in October 2014 the applicants put forward changes to provide new toilet facilities with ramp and a sewerage system at the site. This revised application includes both the retrospective parts and proposed changes as part of the development.

Following consideration of its merits it has been concluded that the principle of development of further visitor attractions to Bluestone is acceptable and that the development itself has negligible impact upon the special qualities of the National Park given its discrete siting within a wooded valley. Subject to suitable conditions the development is considered to comply with the policy requirements of the Local Development Plan and is recommended for approval.

Consultee Response

PCC - Transportation & Environment: No objection

PCC - Drainage Engineers: No objection - comments in relation to surface water drainage.

Natural Resources Wales: No objection

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PCNPA - Tree and Landscape Officer: Conditional Consent

Martletwy Community Council: No response received to date

Dwr Cymru Welsh Water: No response received to date.

PCC - Ecologist: No adverse comments - Recommendations have been made in the ecological report regarding mitigation and these should be incorporated into the scheme. It should be further stressed that any further construction on site may require a licence due to the proximity of the badger sett and the applicant should consult their ecological surveyor and NRW prior to commencing.

Public Response

The application was advertised through displays of site notices on land at the entry to Bluestone Resort and on land to the west at a bridleway on 22 May 2015. In addition the application was advertised in the local press (Pembrokeshire Herald) on 22 May 2015. No letters of representation or comment have been received in respect of the application to date.

Policies considered

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

LDP Policy 01 - National Park Purposes and Duty
 LDP Policy 07 - Countryside
 LDP Policy 08 - Special Qualities
 LDP Policy 09 - Light Pollution
 LDP Policy 11 - Protection of Biodiversity
 LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
 LDP Policy 29 - Sustainable Design
 LDP Policy 30 - Amenity
 LDP Policy 35 - Visitor Economy
 LDP Policy 42 - Employment Sites and Live/Work Units
 LDP Policy 52 - Sustainable Transport
 LDP Policy 53 - Impacts on traffic
 PPW7 Chapter 03 - Making and Enforcing Planning Decisions
 PPW7 Chapter 04 - Planning for Sustainability
 PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
 PPW7 Chapter 07 - Economic Development
 PPW7 Chapter 08 - Transport
 PPW7 Chapter 12 - Infrastructure and Services
 SPG05 - Sustainable Design

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SPG06 - Landscape

SPG12 - Parking

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 18 - Transport

TAN 23 - Economic Development

Constraints

Ancient and Semi Natural Woodland - within 25m

LDP Mineral Safeguard

Biodiversity Issue

Potential for surface water flooding

Recreation Character Areas

Officer's Appraisal

Site and Context

The application site comprises land forming part of Bluestone Holiday Resort. The application site itself consists of land contained within a plantation in a valley to the south west of the main buildings that form part of Bluestone.

Within the valley are the buildings known as 'Camp Smokey' which comprises of a timber built outdoor restaurant. Additional ancillary developments have been constructed on site including a boardwalk access, cabin building, high and zip wire courses and toilets.

Officers were informed that works commenced in 2011 and were put together as a 'trial' to see if visitors would enjoy a restaurant experience in the woodland. It was purposely given a rustic and low impact construction. The supporting information received advises that the trial was successful and Camp Smokey has grown in popularity. Its form has evolved a little since original conception but it is now considered to be an important part of the offering that Bluestone makes to its customers.

The site itself has not been subject to prior planning history other than the applications associated with the main resort as listed below.

Relevant Planning History

- NP/14/0380 - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Variation of condition no. 2 of NP/04/370, 04/371 and 04/372 to allow altered internal road layout, amend lodge locations & lodge types & Caldey Lodge eave & ridge height raised by 1095mm – Approved – 25 September 2014

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- NP/14/0371 - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Two new buildings to house a conference room, staff welfare facilities & children's club – Approved – 4 September 2014
- NP/09/304 - Bluestone Ltd, Canaston Bridge - Variation of Section 106 Agreement to allow for pamper days, a membership package & Bluestone visitor pass for staying guests – Refused – 3 September 2009 (Appeal Allowed to vary the terms of the Section 106 to allow day visitors to the resort in accordance with Appendix A Limitation terms – 2 February 2010)
- NP/04/0372 - Land comprising & adjacent to Newton Farm, Canaston Bridge - Sports Club & ancillary buildings & discharge of conditions (02/570) – Approved – 5 January 2007
- NP/04/0371 - Land comprising & adjacent to Newton Farm, Canaston Bridge - Lodges & discharge of conditions (02/570) – Approved – 16 May 2007
- NP/04/0370 - Land comprising & adjacent to Newton Farm, Canaston Bridge - Village & discharge of conditions (02/570) – Approved – 5 January 2007
- NP/02/0570 - Land comprising and adjacent to Newton Farm, Canaston Bridge, Narberth - Holiday village, landscaping and creation of lake and servicing in association with proposed leisure facilities on adjoining land (Bluestone) (Outline) – Approved – 29 June 2004

Description of Proposal

The application proposes the retention of an outdoor restaurant, highwire/zip course with platforms, boardwalk, cabin building, lighting and timber storage shed. In addition the application proposes improved toilet facilities through a new purpose built structure with ramp, sewerage system and screening.

Outdoor Restaurant

The building is located within the wooded valley to the west of the main buildings and access at Bluestone and provides a restaurant with internal seating areas, kitchen, grill, bar and outdoor fire pit. The building is a single storey mainly open side structure formed of timber with a felt and onduline roof. It is formed of timber poles with some parts clad in timber. The building is an irregular shape formed by roof spans supported by timber supports and measures between 3m and 4m dependant on changing ground levels.

Highwire / Zip Course / Cabin Building

There are 5 No. zip wires across the site with ancillary supporting structures as well as a high rope course utilising existing trees. Supporting one of the zip

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wire courses is a zip wire launch structure comprising of a raised timber platform and surrounding wooden screening. In addition there is a cabin building providing necessary storage for staff safety equipment and briefings for users.

Boardwalk

The boardwalk provides the access down the ravine towards Camp Smokey and is comprised of a series of wooden boarded surfaces with timber pole structure and timber handrails. The route follows the contours of the site to fit amongst the trees and provides a gentle path down to the restaurant.

Timber Storage Shed

A timber storage shed is proposed for retention on site. This is located to the south of the restaurant building and measures 2.9m by 1.8m.

Proposed Toilet Facilities

At present toilet facilities are provided by 2 no. chemical toilets adjacent to Camp Smokey that are screened with timber fencing. These are proposed to be replaced with a more permanent solution comprising of a built single storey wooden toilet block. The building proposed measures 10.2m in length across the site by 4.5m in depth and the lean-to roof varying between 5m and 6m. Finishes for the roof include corrugated roof covering (onduline and clear sheeting). A ramp is proposed to provide a level surface and access into the building and the building split into two separate WC's and a central washroom. Adjoining the building at a lower level is a proposed storage tank set into a natural hollow and screened by log fencing. The facility would be set above ground level on a simple slab (to distribute loads) avoiding the necessity for excavation and disturbing roots.

Pumping Station

A proposed new pumping station is to be located above ground but under Camp Smokey which will be utilised to pump kitchen waste to the storage tank. Excavation is avoided by siting the tank above ground level. The pipework from the pumping station would be laid under Camp Smokey, at the edge of the stream under the bridge where it will be least visible. The supporting information advises that twice weekly, or when necessary, the storage tank would be emptied and the contents taken to the onsite sewerage treatment plant.

In addition to the application form and supporting plans the application has been supported with:

- A Design and Access Statement
- Photographs
- Update to Retrospective Phase 2 Ecology Report by Sylvan Ecology
- Transport Statement

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Key Issues

The application raises the following planning matters:

- Principle of Development
- Impact upon special qualities of the National Park and design
- Highway Safety, Access and Parking
- Ecology and Biodiversity
- Trees and Landscaping
- Privacy and Amenity
- Water Drainage and Flooding

Principle of Development

The development proposed for retention lies in a countryside location within the Bluestone resort at Canaston.

Policy 35 of the Local Development Plan allows for visitor attractions and leisure activities in countryside locations where it can be demonstrated why that particular location is essential. The Policy is aimed at directing visitor attractions to accessible locations in Local Centres in line with National Planning Policy in Planning Policy Wales (para 11.2.4) which states that *“The development plan should locate facilities which may generate high levels of travel demand in or close to town centres where possible...”*

The submitted DAS contains reference to the need to have additional restaurant and leisure facilities within the site to meet the requirements of their customers. Within the site walking, cycling and travel by golf-buggy is encouraged and that these users of the site will have been attracted to the overall resort. The applicant advises that the location of the site was a “guest led” decision.

In terms of principle in this instance whilst the site lies in a countryside location and is not accessible other than by private motor vehicle it is clear that the proposal is part of the overall Bluestone offer and is not intended to, and has not been to date, carried out as a standalone business enterprise. In fact access to and from the site is through Bluestone itself and a Section 106 agreement limits the use of the parts of the resort to only those staying at Bluestone or day visitors to which there are a number of limitations specified in the Section 106 agreement.

The applicant has clarified by email that Camp Smokey would not be open to non-residents other than if there was a corporate team building type day for members of staff. They do not, and would not accept bookings from members of the public.

Furthermore this application offers the opportunity to support the expansion of a rural employer within the National Park and the application form submitted specifies that the development generates 6 part time employees (3.5 total full-time equivalent).

Subject to a suitable planning condition to ensure that the facility is used solely in association with Bluestone as a resort and not as a standalone facility open to all the principle of development is considered to be acceptable.

Impact upon 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 '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 site is extremely well concealed within the wooded valley and unless visiting the area the development on the whole is not readily apparent. The main building provides a restaurant with internal seating areas, kitchen, grill, bar and outdoor fire pit. The building is a single storey mainly open side structure formed of timber with a felt and onduline roof. It is formed of timber poles with some parts clad in timber. The building is designed to fit the setting and is not harmful upon its immediately environment or wider visual amenity of the National Park.

Access to the building is provided by a path and series of boardwalks cumulating in a small bridge down the steep sided valley. The path is formed of gravel material and the boardwalk is timber boarded with handrails. The route which is formed in a zig zag fashion has been designed to follow the contours of the site and fit in amongst the trees. The walk is subtly lit via a combination of LED strip lights hidden beneath handrails, high level LED lights fitted to a number of the trees and two low level lights. The lighting is provided to ensure a safe route to and from Camp Smokey and the toilet facilities.

At present a short distance from the Camp Smokey building are the wc facilities which are standalone cubicles, screened with fencing. The application proposes to provide a new improved facility through the installation of a new timber toilet building on the same site, together with a screened storage tank. This will provide visual as well as practical improvement compared to the current arrangements. The toilet building and associated

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storage tank proposed are to be of a scale commensurate with that of the main restaurant building and will not look out of place or keeping with the setting. The wooden storage shed is of a small scale providing necessary staff storage space and does not look out of place within the setting.

The proposals also include a zip wires as well as high ropes contained around the site and supporting platforms within trees. In addition one of the larger zip wires (the high rope) contains a launch platform area from the upper area adjoining Bluestone. This along with the office cabin and adjoining canopy provides a base for visitors and staff to communicate safety messages before descent down the zip wire. The purpose built structure and supporting canopy fits with the theme of the development and that of Bluestone and does not appear out of keeping or harmful within the setting adjoining the backdrop of trees.

In summary it can be concluded that the development as a whole does not and will not following additions, have an adverse impact upon the special qualities of the National Park or setting of the wider area. As such the scheme complies with the requirements of policies 8, 15, 29 and 30 of the Local Development Plan.

Highway Safety, Access and Parking

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The Highway Authority has been consulted and advise that there are no highway objections related to access or parking to raise.

Ecology and Biodiversity

A retrospective Ecological Survey was enclosed with the application. The survey in June and July 2014 updated the findings of an original 2011 survey and included an otter, dormouse, badger and bat survey.

The report confirmed the findings of the 2011 survey that no otter or dormice were present. There is potential for dormice and mitigation is proposed in the form of dormouse boxes around the woodland detailed in section 4.6. The bat surveys confirmed continued activity around the site with a slight increase in composition of species present. The report recommends compensation for the impacts of the development in the form of bat boxes, detailed in section 5.10. In addition the walkover survey confirmed the presence of a badger sett close to the development and no further works in the vicinity of the badger sett should be carried out without first consulting an ecologist and NRW.

The applicant advises that the report states that the ecologists can confirm that since the development, protected species on site have not declined. In terms of the erection of bat boxes the applicant advises that bat and bird boxes have been installed. In addition the report recommended the installation of fifty dormice boxes. The applicant advises that twenty have been installed to date and this is on-going and being carried out as part of the

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Better Woodland Wales scheme. A plan identifying the location of the bat boxes and dormouse boxes has been supplied and the applicant advises that once the scheme is completed (2016) the last of the dormouse boxes will be installed. The applicant acknowledges a badger survey will be required for any future works on the site.

In the supporting information the applicant advises that as well as keeping as many of the original trees and hedges as possible, Bluestone have planted 168,000 trees and plants. By buying and preserving it Bluestone has also saved an area of ancient woodland adjacent to the Bluestone site from being clear-felled.

The Authority's Planning Ecologist and Natural Resources raise no objection to the application subject to implementation of the recommendations within the ecological report and further stressing that any further construction on site may require a licence due to the proximity of the badger set.

Subject to ensuring that the measures identified in the ecology report are fully undertaken and retained only in accordance with the details provided it can be determined that the application is acceptable having regard to impact upon ecology and biodiversity. Whilst it is regrettable that these works commenced without planning permission the applicant has implemented measures to accommodate protected species on site into the future and the development complies with the requirements of Policy 11.

Trees and Landscaping

The supporting information advises that landscaping is crucially important to Bluestone and that the Resort has invested heavily in landscaping on a number of levels including the introduction of additional planting in and around lodges. They are also active in woodland management.

In terms of the application site itself the DAS advises that both Camp Smokey and the high/zipwire course are located in mature larch woodland which is towards the end of its lifetime. It explains that most of the trees and tree surveys carried out at regular intervals to ensure damaged trees are felled and diseased specimens removed. Some tree trunks are left in position to improve habitat and new planting is introduced.

The application was not accompanied by a Tree Survey in order to be clear on the specimens and coverage of the site, however it is noted that the land is heavily wooded. The Authority's Tree and Landscape Officer has suggested the provision of a Landscaping Scheme to include a Tree Survey to be provided as part of the development including details of tree protection, pre-development tree work, details of any landscaping and arboriculture method statements.

Such a scheme can be required through a suitable planning condition to ensure that the development remains appropriately integrated with its wooded

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setting in the interests of visual amenity and the special qualities of the National Park.

Neighbouring Amenity

Policy 30 of the Local Development Plan refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. There are no neighbours near to the application site that could be affected by the development proposals.

The application forms advise that the use will take place between the hours of 11am and 2pm and so any potential disturbance would be minimal. Notwithstanding this it would be reasonable to allow the facilities to remain open until 8pm should the need arise and a suitable planning condition can be attached to deal with this.

As such there are no objections to raise and the scheme complies with the requirements of policy 30.

Water Drainage and Flooding

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site.

The submitted DAS advises that Camp Smokey currently has a water and electricity supply and that toilet facilities are routinely emptied. It explains *“Bluestone has its own waste water treatment plant, a cutting-edge biological treatment system that represents dedication to ensuring the resulting water quality meets the high standards required by Natural Resources Wales. Waste water passes through a series of settlement and biological treatment chambers before passing through a membrane filtration system which ensures discharge from the plant is essentially clean water. As part of this application it is proposed to provide a storage tank in the hollow to the rear of the existing toilets. This will also be used for the storage of kitchen waste via a small pumping station. The tank will be emptied twice a week (or as necessary) and the waste taken to the on-site treatment plant”*.

Natural Resources Wales has been consulted and raises no objection to the proposed arrangements. They advise that the site lies outside zone C2, although suggest that as there is a watercourse running through the development that the PCNPA liaises with Pembrokeshire County Council Drainage Department regarding possible flood risk. They further report that surface water should be dealt with by SUDS in accordance with TAN15: Development and Flood Risk and provide advice on sewerage matters. To prevent pollution NRW suggest that if the pipework is to be hidden from view, as explained in the application, that they would like to see evidence of a management system that ensures the pipework and tank are checked regularly to minimise pollution risk or some other system put in place.

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Pembrokeshire County Council Drainage Department has been consulted and a response received raises no objection although it refers to the need for surface water discharges to be to soakaways in accordance with the requirements of TAN15. They advise *"Surface water from all impermeable areas created by the development should be discharged to some form of sustainable drainage system in accordance with the requirements of TAN15 in order not to have a detrimental effect on watercourses with regard to additional flows. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority"*. They also advise that due to the existence of an ordinary watercourse within the site the applicant should be made aware that it must not be filled in, culverted, or the flow impeded in any manner, without prior written consent of Pembrokeshire County Council under Section 23 of the Land Drainage Act 1991.

It is considered that these matters relating to the surface water flows and foul sewerage can adequately be dealt with by a planning condition to require the submission and agreement of further details.

Conclusion

The scheme on a whole provides an additional visitor experience to Bluestone and is a low key and unobtrusive development. It has been concluded that the principle of development of further visitor attractions to Bluestone is acceptable and that the development itself has negligible impact upon the special qualities of the National Park given its discrete siting within a wooded valley. Subject to suitable conditions the development is considered to comply with the policy requirements of the Local Development Plan and is recommended for approval.

Recommendation

Approve, subject to the following conditions:

1. The development shall be carried out and completed in accordance with the following approved plans and documents:
 - S100 - Existing GF Plan (Received 1 May 2015)
 - S101 - Outbuilding & Toilet Area (Received 1 May 2015)
 - S102 - Steep Ravine Building Existing Floor Plan & Sections Thro (Received 1 May 2015)
 - S103 - Zip Wire Structure & Toilets (Received 1 May 2015)
 - S200 - Camp Smokey Existing Elevations (Received 1 May 2015)
 - S201 - Camp Smokey Existing Elevations (Received 1 May 2015)
 - S202 - Steep Ravine Building Existing Elevations (Received 1 May 2015)
 - S300 - Camp Smokey Existing Sections Thro (Received 1 May 2015)
 - P001revA - 1:500 Site Block Plan (Received 1 May 2015)
 - P002 - Steep Ravine Zip and High Wire Courses (Received 1 May 2015)
 - P003 - Site Location Plan (Received 1 May 2015)
 - P004revA - Light Positions Plan (Received 1 May 2015)

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P005 - Proposed Toilet Block (Received 1 May 2015)
 P006 - Proposed Toilet Block (Received 1 May 2015)
 P007 - Lighting Information 1 (Received 1 May 2015)
 P008 - Lighting Information 2 (Received 1 May 2015)
 P009 - Lighting (and Pump) Information 3 (Received 1 May 2015)
 Update to Retrospective Phase 2 Ecology Report by Sylvan Ecology
 (issue date 28/07/2014) (Received 1 May 2015)
 Design and Access Statement (Dated March 2015) (Received 1 May
 2015)
 Transport Statement (Received 1 May 2015)

Plan showing dormouse and bat box locations (Received 1 May 2015)
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).

2. Notwithstanding the provisions of Part 3 of the Town and Country
 Planning (General Permitted Development) Order 1995 (relating to the
 change of use of buildings/land) the Camp Smokey building hereby
 approved for retention shall be used for the purposes of the provision of
 restaurant facilities including the sale of drinks and hot food to service
 Bluestone National Park Resort guests only and for no other purposes
 (including any other purpose in Class A3 of the schedule in the Town and
 Country Planning (Use Classes) Order 1987).
Reason: To be clear on the use of the development approved. Policy:
 Local Development Plan – Policies 1 (National Park Purposes and Duty),
 30 (Amenity) and 35 (Visitor Economy).

3. The facilities approved as part of this planning permission shall only be
 used by guests staying at the Bluestone Resort as set out in the
 applicant's email received 15 June 2015 at 14:59 or by guests also
 visiting and using the other on-site facilities as detailed within the terms
 of the Section 106 Agreement dated 29 June 2004 and amended by
 appeal on 2 February 2010 (APP/L9503/Q/09/2114402).
Reason: In order to limit the facility to guests staying at the resort only in
 the interests of maximising the sustainability of the proposal and meet
 the travel and accessibility requirements set out in National and Local
 Planning Policy. Policy: Local Development Plan – Policies 1 (National
 Park Purposes and Duty) and 35 (Visitor Economy).

4. Within 3 months of the date of this decision a scheme of landscaping
 shall be submitted to and approved in writing by the local planning
 authority. The scheme shall include indications of all existing trees
 (including spread and species) and hedgerows surrounding the
 development, identify those to be retained and set out measures for their
 protection as part of the development. The scheme shall also include
 details of all high level or other platforms affixed to trees, details of any
 landscaping or new planting and any arboricultural method statements.

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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).

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of protecting the visual amenity and special qualities of the area. 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).

6. Within 12 months of the date of this decision the ecological mitigation works to provide for 10 No. bat/bird boxes and 50 No. dormouse boxes shall be carried out and completed in full. The boxes shall be retained on site as part of the development unless an alternative scheme of ecological enhancement is agreed in writing by the local planning authority.

Reason: In order to ensure completion of the outstanding dormouse boxes in accordance with the recommendations of the ecology report. 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 29 (Sustainable Design).

7. The restaurant and zipwires/high ropes shall not be used outside the hours of 11am to 8pm on any day.

Reason: In order to protect the character and appearance of the countryside setting and residential occupiers. Policy: Local Development Plan – Policy 30 (Amenity).

8. Within 3 months of the date of this decision details for a sustainable drainage scheme for the site, to include a management and maintenance plan, shall be submitted to and agreed in writing by the local planning authority. The approved sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

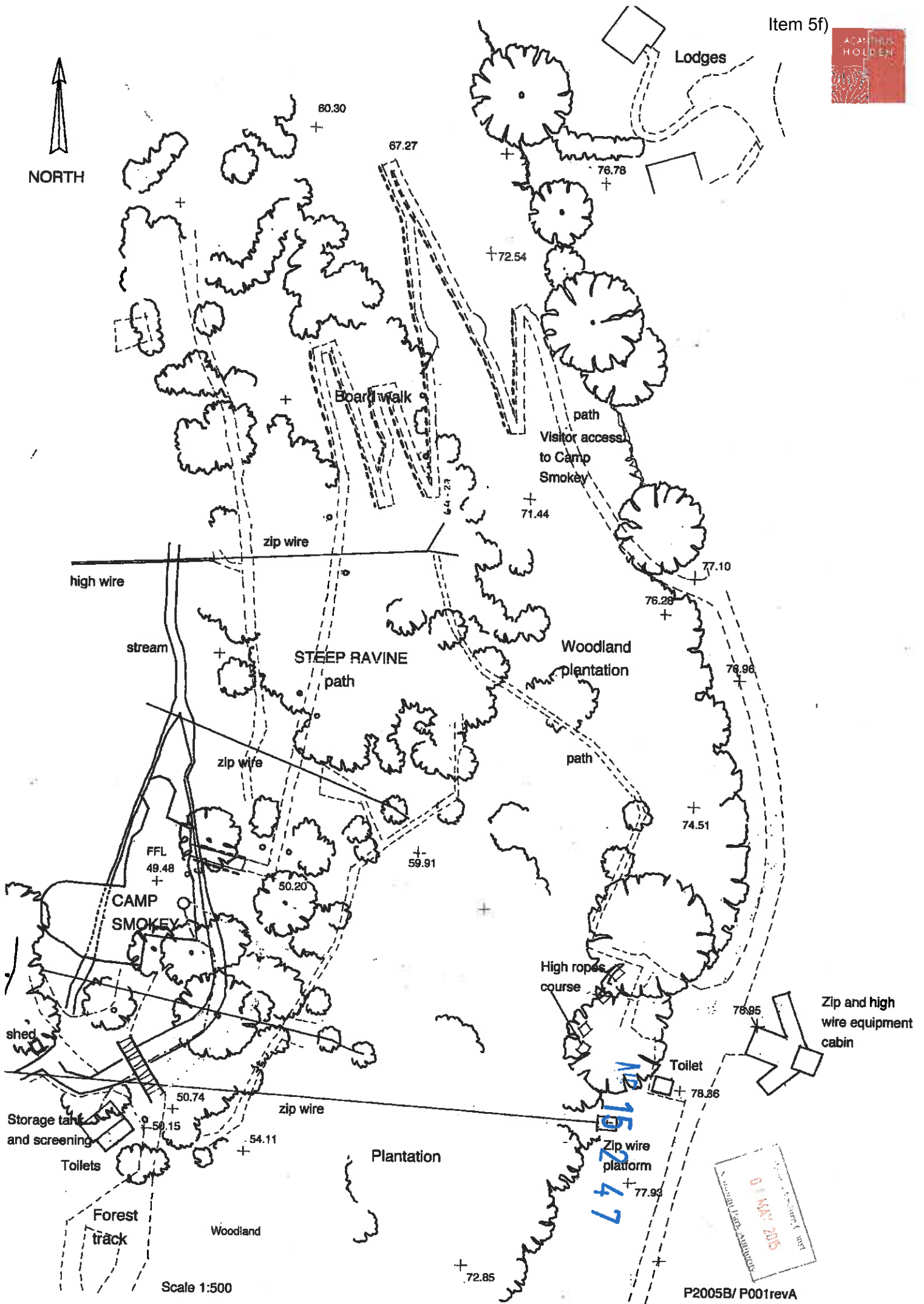
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the

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environment. Policy: Local Development Plan – Policy 29 (Sustainable Design).

9. Notwithstanding the submitted information, and prior to installation, full details of the proposed waste management facilities including precise location of pumping station and all proposed associated pipework and fittings as well as an appropriate method statement shall be submitted to and approved in writing by the local planning authority. The development shall thereafter take place in accordance with the approved details.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment. Policy: Local Development Plan – Policy 29 (Sustainable Design).

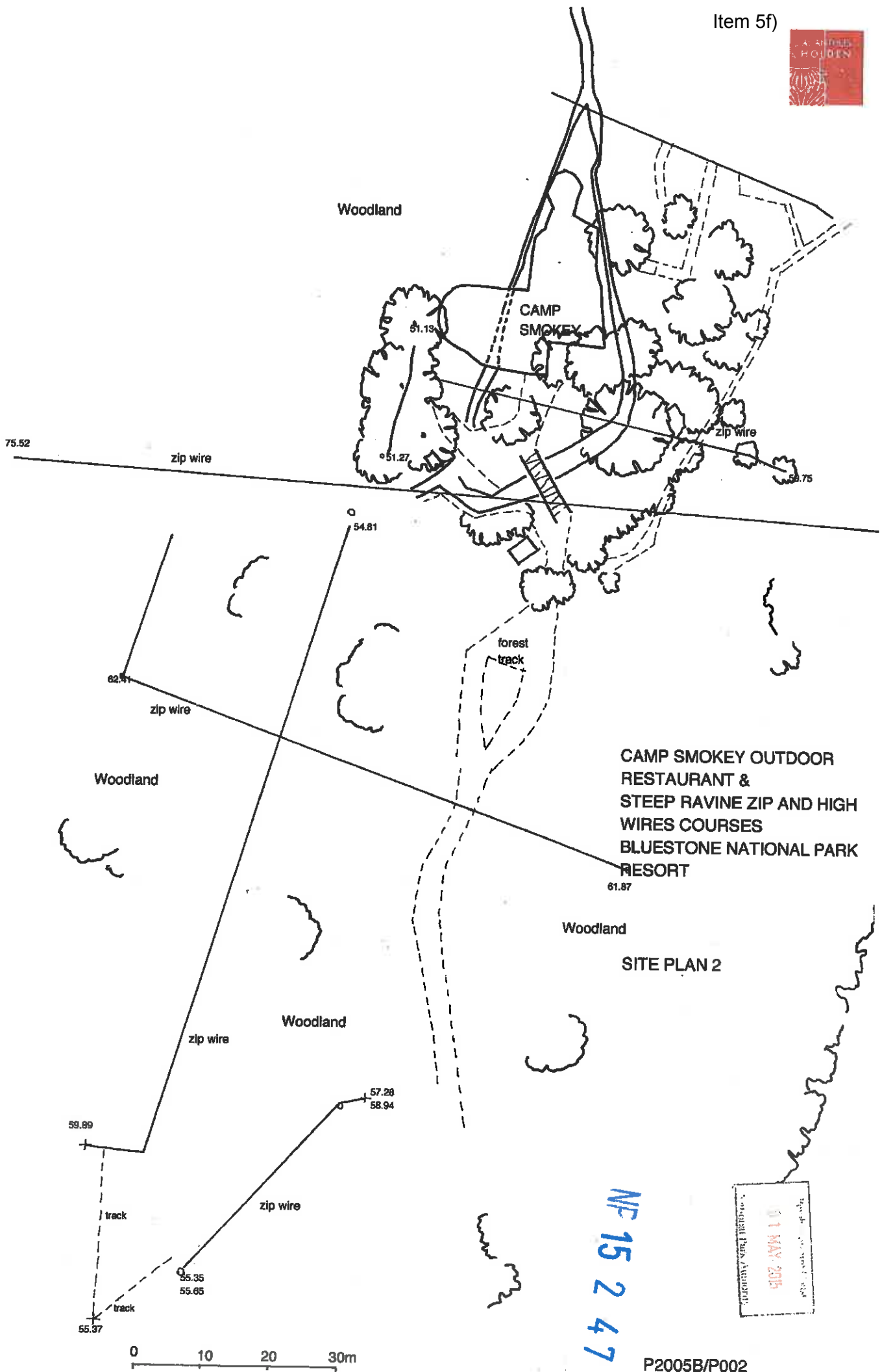


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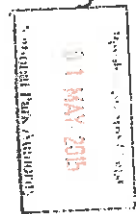
P2005B/ P001revA



CAMP SMOKEY OUTDOOR
 RESTAURANT &
 STEEP RAVINE ZIP AND HIGH
 WIRES COURSES
 BLUESTONE NATIONAL PARK
 RESORT

SITE PLAN 2

NF 15 2 47



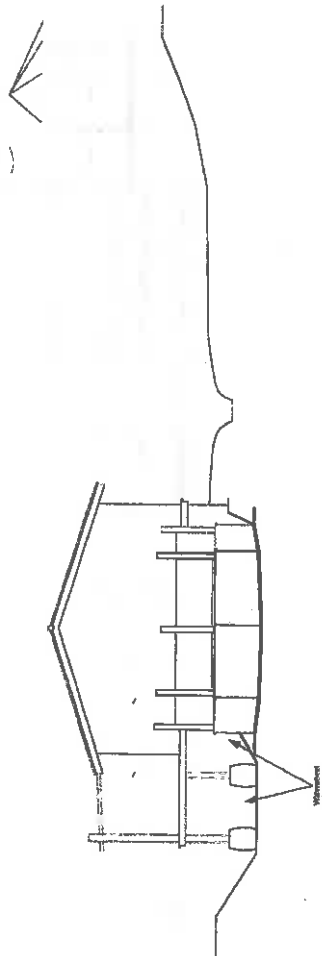
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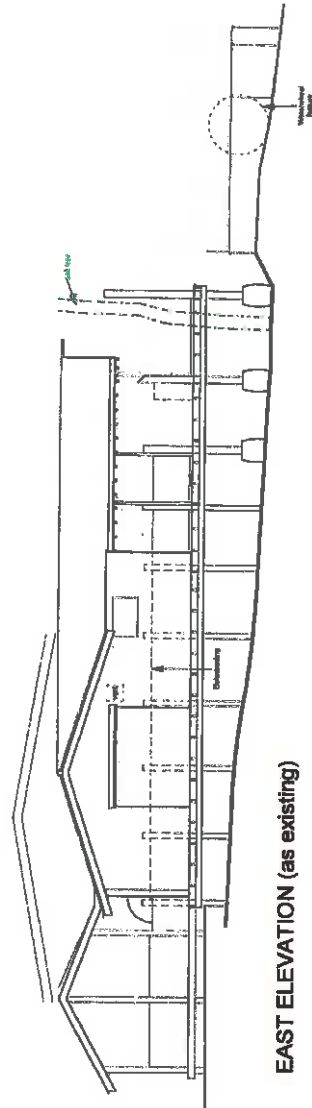
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NP 15 2 4 7



NORTH ELEVATION (as existing)



EAST ELEVATION (as existing)

Rev	Description	Date	Initial

Standard Elevation
 Vertical Elevation
 County Survey

WATERHAMS LANE
 BLUESTONE
 CAMP SMOKEY
 PENNSYLVANIA
 15081
 814.433.1234
 www.bluestone.com



BLUESTONE

CAMP SMOKEY

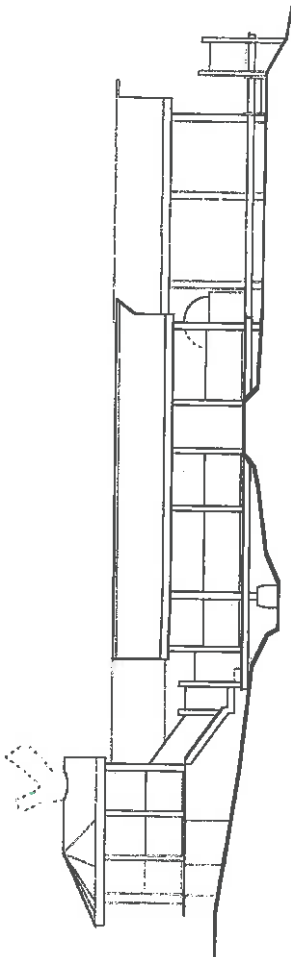
EXISTING ELEVATIONS

Scale	1:100	A2	Sheet Title	EXISTING ELEVATIONS
Project	P2005B		Contract No.	S200
Client	NH	Aug 2014		

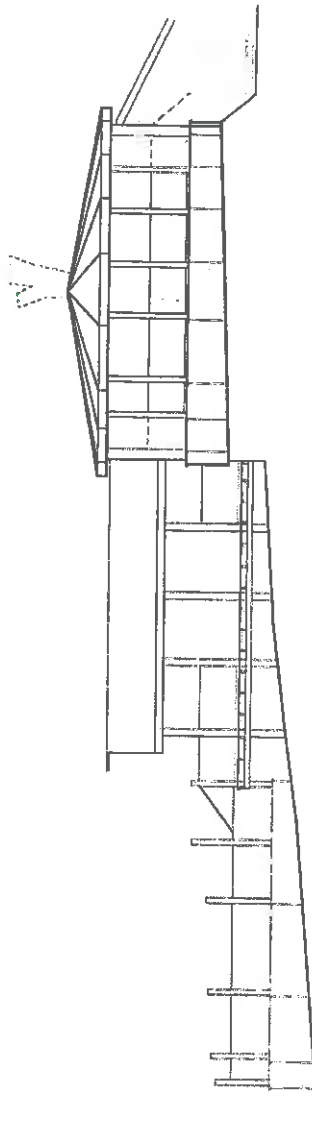
STATE OF NEW HAMPSHIRE
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 2345, EXPIRES 08/01/2014
 James R. Smith
 100 North Main Street, Concord, NH 03301
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NP 15 2 47



SOUTH ELEVATION (as existing)



WEST ELEVATION (as existing)

Rev	Description	Date	Initial

Project Name: **WATERMANS LAKE**
 Client: **THE NATIONAL PARKS AUTHORITY**
 Location: **PEMBROKESHIRE WALES**
 Project No: **S201**
 Date: **2014**
 Scale: **1:100**

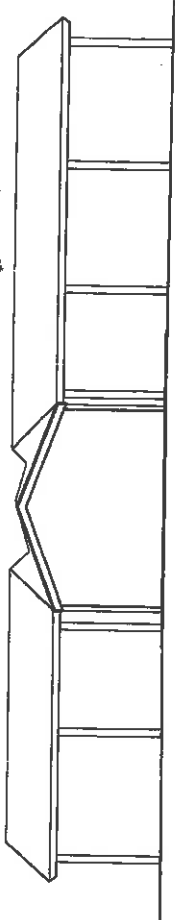


Material: **BLUESTONE**
 Color: **CAMP SMOKEY**

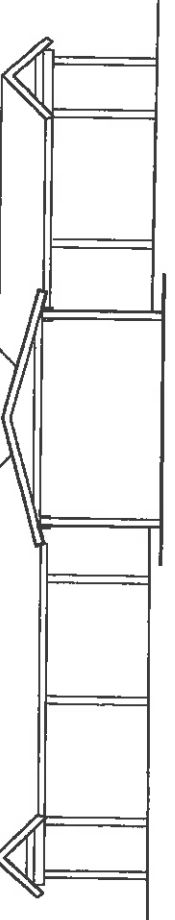
Project Name: **EXISTING ELEVATIONS**
 Scale: **1:100**
 Drawing No: **A2**
 Project No: **S201**
 Date: **AUG 2014**

Author: **MH**
 Date: **AUG 2014**
 Scale: **1:100**
 Drawing No: **S201**
 Project No: **S201**

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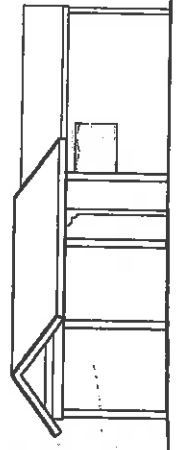


EAST ELEVATION (as existing)

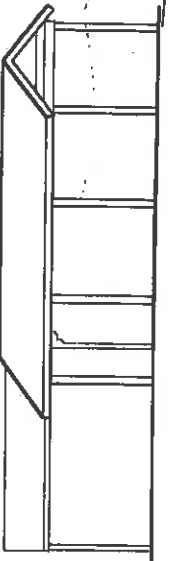


WEST ELEVATION (as existing)

NP 15 2 47



SOUTH ELEVATION (as existing)



NORTH ELEVATION (as existing)

To note above
is not to be
used for
working

Rev	Description	Date	Initial

Structural Engineer
M & E CONSULTING
Quantity Surveyor

WATERMAN'S LANE
THE GREEN
PEMBROKE
WALSLEY
WALSLEY
SATY 4NU
TEL 01424 84622
FAX 01424 82120
info@watermans.co.uk
www.watermans.co.uk

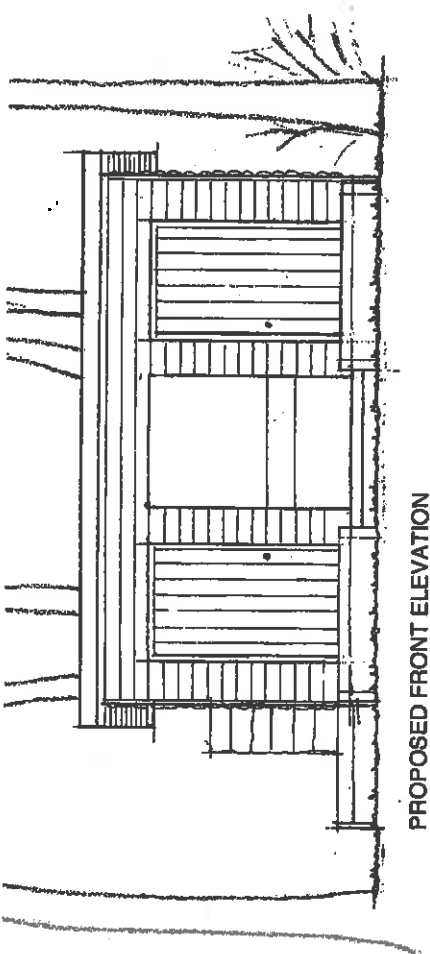
BLUESTONE
STEEL RAVINE BUILDING
EXISTING ELEVATIONS

Scale: 1:100
Sheet No: A3
Project No: P2005B
Issue: MH
Date: Aug 2014
Revision No: S202

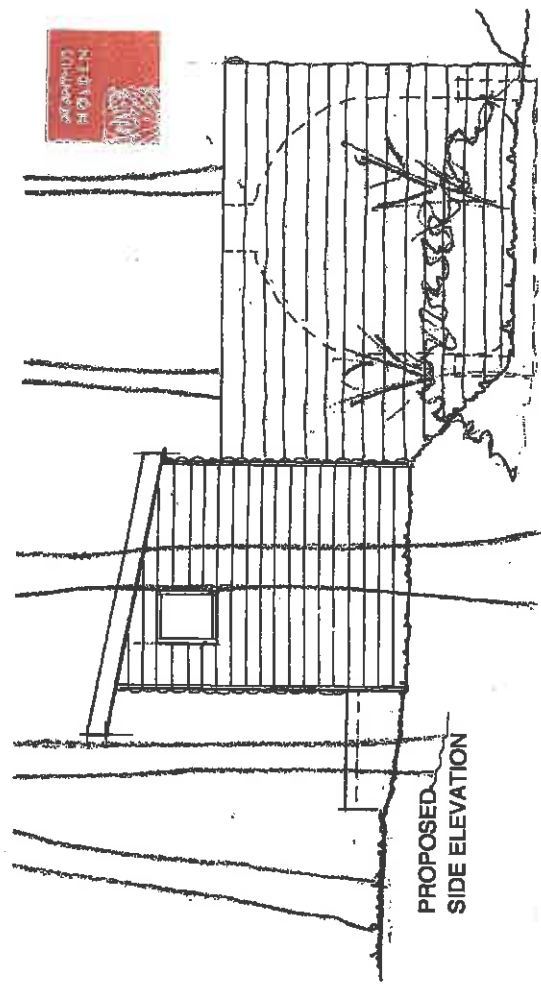
Client: BLUESTONE
Project: STEEL RAVINE BUILDING
Existing ELEVATIONS

Scale: 1:100
Sheet No: A3
Project No: P2005B
Issue: MH
Date: Aug 2014
Revision No: S202

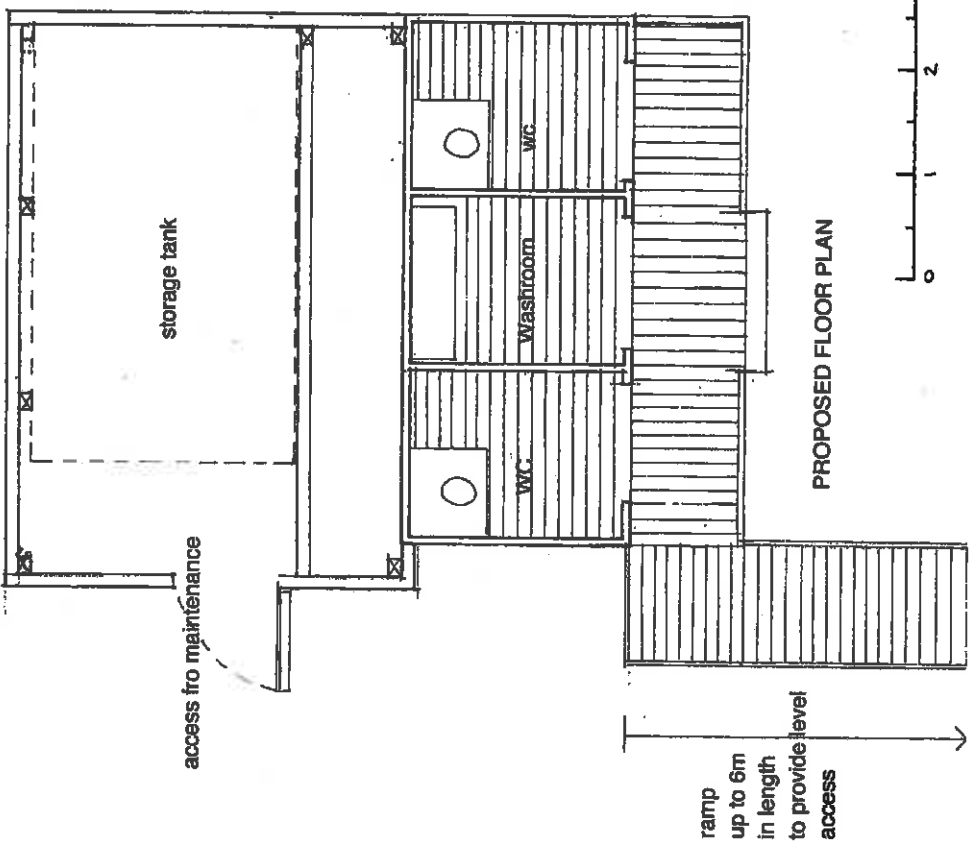
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PROPOSED FRONT ELEVATION



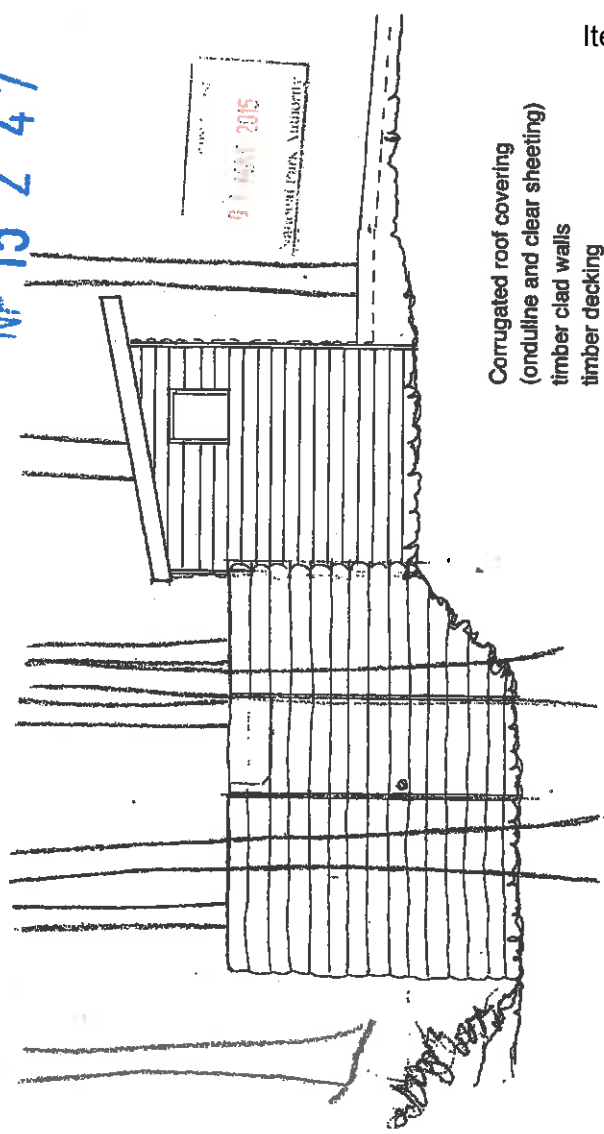
PROPOSED SIDE ELEVATION



PROPOSED FLOOR PLAN

Storage tank set into natural hollow and screened by log fencing

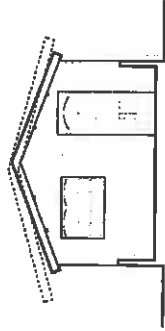
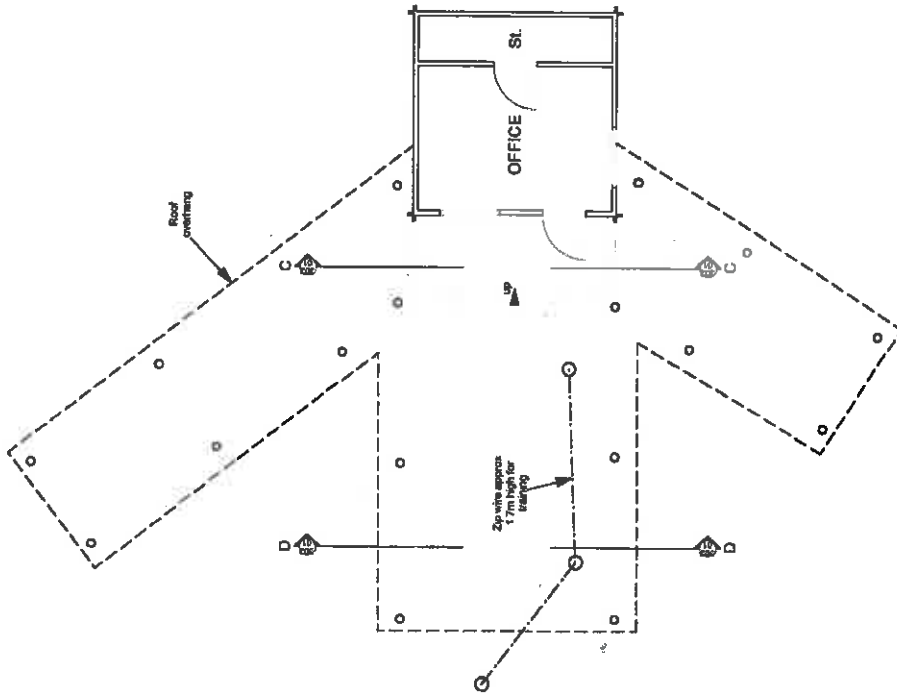
NP 15 2 47



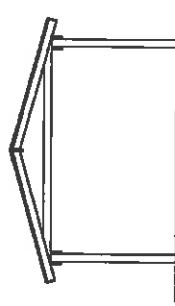
PROPOSED SIDE ELEVATION

Corrugated roof covering (onduline and clear sheeting) timber clad walls timber decking

Item 5f)



SECTION C-C (as existing)



SECTION D-D (as existing)

Prepared at: 11 MAY 2015
 11 MAY 2015
 S:\11111111\11111111.dwg

MP 15 2 47

Rev	Description	Date	Initial

Client: **BLUESTONE**
 Project: **STEEP RAVINE BUILDING**

WATERMANS LANE
 THE GREEN
 PEMBROKE
 PEMBROKESHIRE
 WALES
 SA71 4NU
 TEL: (01646) 884972
 FAX: (01646) 881256
 email: info@acanthus-holden.co.uk
 www: acanthus-holden.co.uk



Client: **BLUESTONE**

Project: **STEEP RAVINE BUILDING**

Drawing Title: **EXISTING FLOOR PLAN & SECTIONS TORO**

Scale: 1:100	Sheet No: A3	Issue No: S102
Author: P2005B	Date: Aug 2014	Checked: MH
Project: MH	Issue: Aug 2014	Approved: MH

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