

Application Ref: NP/17/0283/FUL

Case Officer	Caroline Bowen		
Applicant	Mr S Stalbow, Pembrokeshire Housing Association		
Agent	Mr T Hopkins, Trevor Hopkins Associates Ltd		
Proposal	Proposed erection of 23 affordable homes with associated access, parking, landscaping & engineering works		
Site Location	Land at Station Road, Manorbier, Tenby, Pembrokeshire, SA70 7SN		
Grid Ref	SS06749895		
Date Valid	12-Jan-2018	Target Date	06-Jun-2018

Current Proposal

Full planning permission is sought for the construction of 23 affordable dwellings, comprising:

- One three-bedroomed bungalow,
- Four two-bedroomed bungalows,
- Eight two-bedroomed houses,
- Two three-bedroomed houses, and
- Eight one-bedroomed flats (set out in two blocks).

Members are requested to refresh their memories on the planning considerations and refer to the two officer reports to Development Management Committee meetings of 14 March and 25 April 2018. The reports are not repeated here.

At the meeting of 25 April 2018 members were minded to refuse the application against officer recommendation and as the Director of Planning is of the view that the decision would clearly be contrary to adopted planning policy the 'cooling off' period was invoked and the application is subject to a further report and consideration prior to final determination.

Members' consideration of the proposal to date

14 March 2018 Development Management Committee meeting

26 March 2018 Members site visit

25 April 2018 Development Management Committee meeting

Key material planning considerations

The following points are relevant to the reconsideration of this application.

The planning system is "plan-led".

Planning applications must be determined in accordance with the Local Development plan unless material (i.e. relevant) considerations indicate otherwise.

Accordingly, the Pembrokeshire Coast National Park Local Development Plan (LDP) has been collectively adopted by the Authority.

Prior to adoption the LDP was scrutinised at an Examination in Public by an independent Inspector.

The Inspector fully considered the housing sites allocated in the LDP including this site and came to a balanced decision that its inclusion in the local development plan is sound.

The Inspector's Report on the draft LDP stated:

At Manorbier Station two sites with a total of 34 units are proposed, which would represent a significant increase in the size of this modest settlement, but not of a scale that would be likely to lead to any change in the current retail facilities in the settlement, which amount to a garden centre and a seasonal shop on a caravan site. There would thus be an increased need to travel to obtain basic groceries, the nearest available source for which is the shop in Jameston and the distance is such that most of these journeys would be likely to be made by private car.*

...Nevertheless, the sites at Manorbier Station seem to me to have much to commend them in terms of public transport accessibility and in their potential to be integrated into the sensitive landscape. On this latter point, I see no particular value in the retention of the bulk of the existing, somewhat neglected, woodland on HA848 since any trees of significance could be incorporated into a well designed housing layout...

...I accept that there would be an increase in traffic along Station Road, and that the footway provision along this road is incomplete. However, vehicle speeds are necessarily low and are constrained by highway alignment and features. The junction of Station Road with the A4139 does not appear to be deficient to any significant extent and I am therefore satisfied that highway safety would not be compromised.

...The assessment of the merits of these sites thus turns on the need to satisfy the established requirement for affordable housing whilst balancing the primary purposes of the designation of the NP. It is my judgement that a modest adverse impact on transport sustainability is outweighed by the benefits to the social well-being of the area arising from improved housing opportunities for local people and that this can be achieved without adverse landscape impacts. I therefore recommend no change to these allocations.

*[*currently ceased trading and recently sold]*

Members will also be aware that during their recent consideration of the revision of the LDP, they approved the retention of this housing allocation site in the revised LDP which was unanimously agreed to be put on deposit.

Amenities and Facilities at Manorbier Station

The site visit enabled members to view and take into account the current facilities which are available to the community. Within reasonable walking distance of the site these include:

- A primary school with capacity
- A garden centre with tea rooms open to the public 9am -7pm
- A Baptist church
- A Gospel church hall used for community events
- A campsite with a clubhouse open to the public and a fish and chip shop open to the public 4pm - 9pm weekdays 12 noon - 9pm Saturdays

- A railway station - a stop on the Pembroke Dock to Swansea line. Arriva Trains operate on this line, Trains run in both directions on an approximately two hourly service and the LDP (policy 48 allocates the railway sidings for a community car park which would add to this service - at present there is limited roadside parking).
- An accessible bus stop with bus shelter
- A post box
- Broadband with good speed

The adopted LDP states that Manorbier Station is an identified Rural Centre, listed in policy 6 and the land use priorities within these Centres will be to aim to meet the housing, in particular local affordable housing needs; to encourage small scale employment developments and to protect and enhance the Centre's range of facilities.

To help sustain rural communities the LDP identified these Rural Centres which have at least 3 facilities normally found in a small village. Manorbier Station currently has 3 of these facilities namely - letter box, primary school, community hall within its boundary. A place of worship (Baptist church adjoining the rural centre boundary) together with the other amenities listed above are in proximity.

Conclusion

At the DM committee meeting of 25 April 2018 members were minded to refuse this planning application on the following grounds:

- Not related to a settlement
- Over-development
- Highway safety - traffic congestion on a corner plot
- Inappropriate mix of affordable/market housing.

Officers are of the view that the site is laid out in an efficient way which makes best use of the land and provides sufficient amenity for new and existing residents (see officers previous reports for details).

The Highway Authority has no objections, in principle, to the development and makes no reference to the location - adjacent to a corner being an issue for road safety. There is an existing 20 mph speed limit with humps adjacent to the site for the purposes of slowing vehicles within the vicinity of the primary school. Highways concerns can be dealt with by planning conditions.

Members did not amplify the justification or provide evidence for the statement that the mix of housing is inappropriate. Planning evidence to date highlights the need for affordable housing in the Park and the fact that there is no need for further market housing. The development of the site for 100% affordable housing wholly meets the LDP strategy.

Members are advised that there have been no substantive changes to the material planning issues since the Inspector's consideration of this site at the LDP examination in public. It is the Authority's adopted policy that this site is identified and suitable for housing.

Recommendation

The application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Team Leader Development Management to grant planning permission subject to the following;

The interested person(s) first entering into a satisfactory Section 106 Legal Agreement or Agreements to include the following necessary planning obligations:

- To procure that no less than 50% of the dwellings built on the site pursuant to the planning permission are built, and thereafter retained, as affordable housing. If the Section 106 legal agreement is not completed within 3 months of the foregoing resolution then delegated power be given to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Team Leader Development Management to exercise discretion to refuse the application on the grounds of noncompliance with Policies 45, 52 and 53 of the Local Development Plan.

And subject to the following conditions:

Conditions/Reasons

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
P2-BP-1262 A Block Plan, P2-BP-1262 A Foul Disposal Options & Location Plan, THS-1262 C1 Topographical Survey, THS-1262 C2 Topographical Survey, P2-4&5-1262 A 01 Plots 4 & 5 Floor Plans, Elevations & 3D View, P2-6&7-1262 A 01 Plots 6&7 Floor plans, Elevations & 3D view, P2-1-1262 A 01 Plot 1 Floor plans, elevations & 3D view, P2-2&3-1262 A 01 Plots 2 & 3 floor plans, elevations & 3D view, P2-8&9-1262 A 01 – Plots 8&9 floor plans, elevations & 3D view, P2-10&11-1262 A 01 Plots 10&11 floor plans, elevations & 3D view, P2-12&13-1262 A 01 Plots 12 & 13 floor plans, elevations & 3D view, P-14&15-1262 A 01 – Plots 14 & 15 floor plans, elevations & 3D view, P-16to19-1262 A 01 Units 16-19 Elevations, floor plans, roof plan & 3D view, P2-20to23-1262 A 01 Units 20-23 elevations, floor plans, roof plan & 3D view, Drainage Strategy Report, Design & Access Statement, Extended Phase 1 Survey all received on 12 January 2018.
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;

- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

4. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Local Development Plan Policy 32 - Surface Water Drainage.
5. A construction phase traffic management plan will be agreed in writing with the Local Planning Authority including details of maximum vehicle sizes and numbers and routes to be used, along with times at which deliveries will occur to avoid conflict with peak activities and any measures required to maintain road safety. Prior to commencement of the development, the details agreed under this plan shall be fully implemented and kept in place for the duration of the construction works.

Reason: To ensure adequate and safe access is achieved during the construction period. Local Development Plan Policy 53 - Impacts of Traffic.
6. The parking and turning area as shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be used for no purpose other than parking and turning.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan, Policy 53 - Impacts of Traffic.
7. 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:

Initial tree, hedge and hedgebank Information including:

- Tree Survey in accordance with Paragraph 4.4.2.5 of BS5837:2012
- Identification of trees or groups of trees to be retained
- Identification of hedgebanks to be retained
- Identification of hedges to be retained
- Identification of trees whose canopies overhang the site

Proposed site specific tree, hedge and hedgebank work

- Identification of trees to be removed
- Identification of hedgebanks (including any sections) to be removed
- Identification of hedges (including any sections) to be removed
- Identification of trees proposed for pruning
- Identification of hedges and hedgebanks proposed for management

Tree, Hedge and Hedgebank Protection:

- Provision of a Scale Tree Protection Plan
- Root Protection Areas (RPA) identified on scale plan
- Areas of existing landscaping protected from construction
- Any existing hedges and hedgebanks protected from construction
- Construction Exclusion Zone (CEZ) identified on scale plan
- Justification of any identified RPA offsets
- Justification of any identified CEZ offsets

Arboricultural Method Statement (AMS) – including details of:

- Any proposed alterations to existing ground levels within RPA of retained trees identified and methodology provided
- Any proposed excavations within the RPA of retained trees (i.e. soakaways)
- Any works to existing features within the RPA of retained trees.
- Implementation of any geotextile materials within RPA of retained trees including cross sections and clarification of suitability to proposed use
- Any foundation design within RPA of any retained trees including: Implementation method of any proposed hard surfaces (i.e. parking areas), and implementation method of any proposed surfaced access routes (including vehicle & pedestrian)

Proposed landscaping details including:

- 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

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), 30 (Amenity).

8. Before development commences details of external illumination, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

9. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 6 and 40 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.

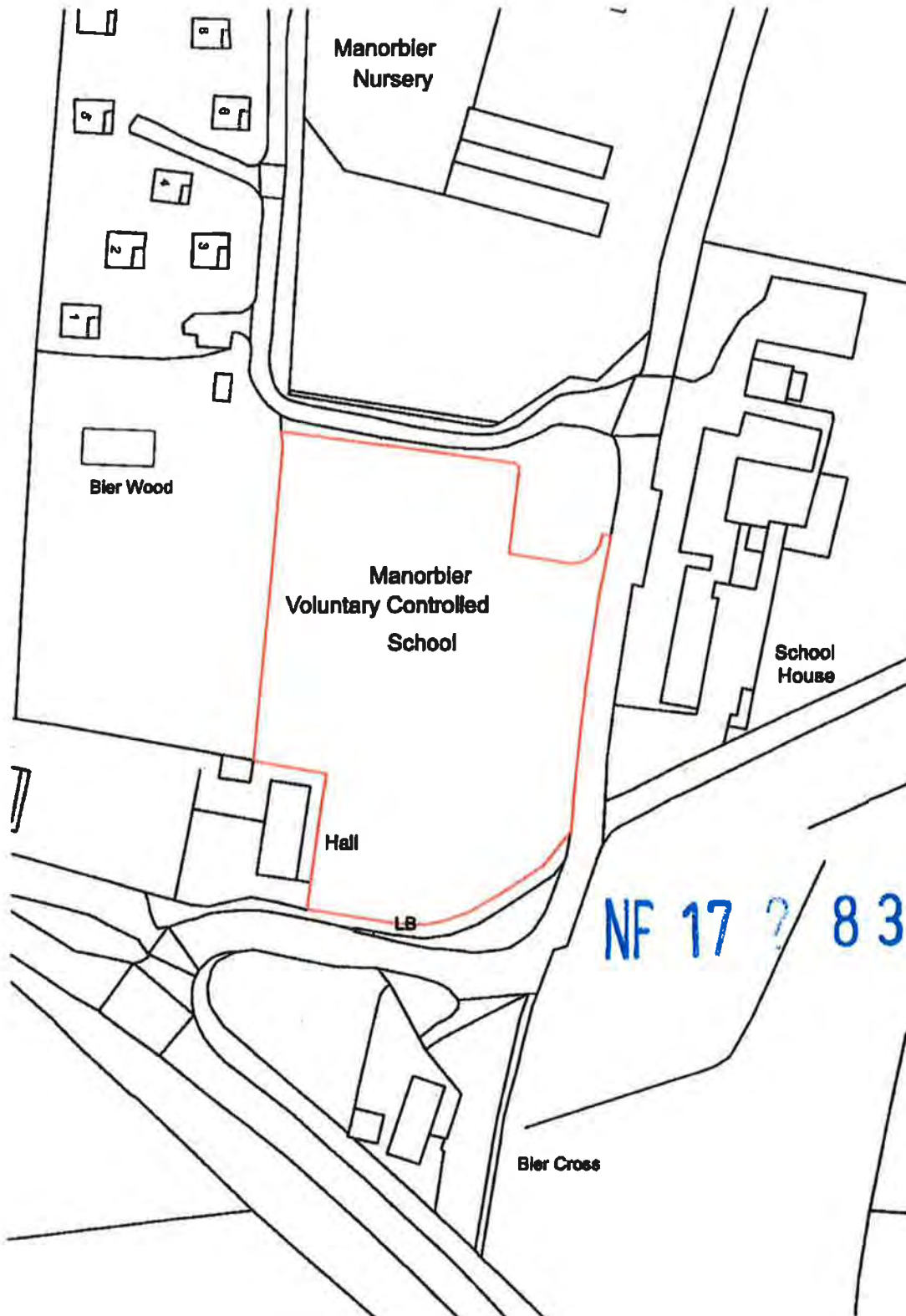
Reason: To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

10. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

Reason: To preserve the character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.

Location Plan 1:1250 @ A4
Manorbier Station (Land Near)

Station Road
Manorbier
Pembrokeshire
SA70 7SN



Project Information
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 Client: [Blank]
 Date: [Blank]

Scale for Planning Purposes
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Project Number
 P2-BP-1262

Revision
 A 02

Drawn By
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Checked By
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Project Location
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Project Description
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Project Status
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Project Contact
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Project Conclusion
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Notes

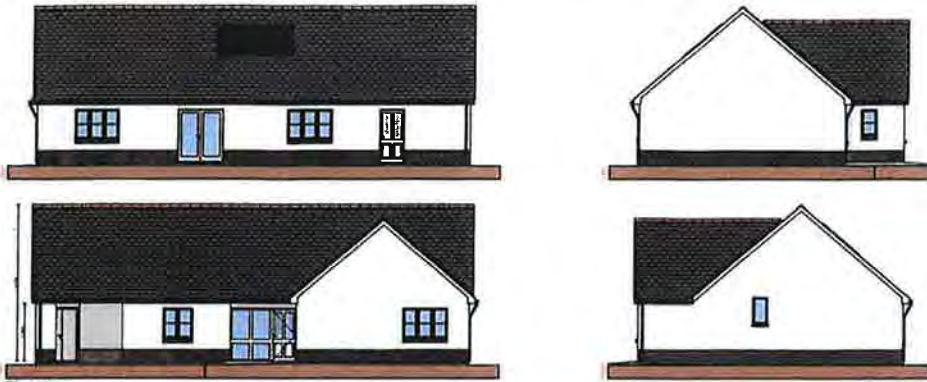
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GROUND PROTECTION

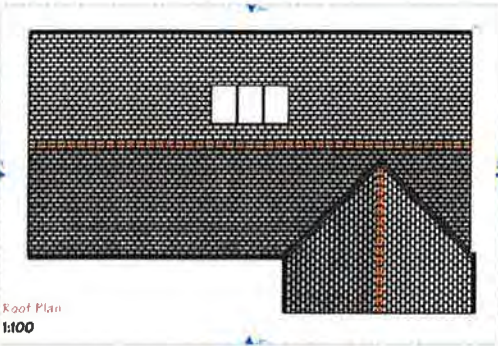
PROTECTION

ACCESS AREA

Page 75



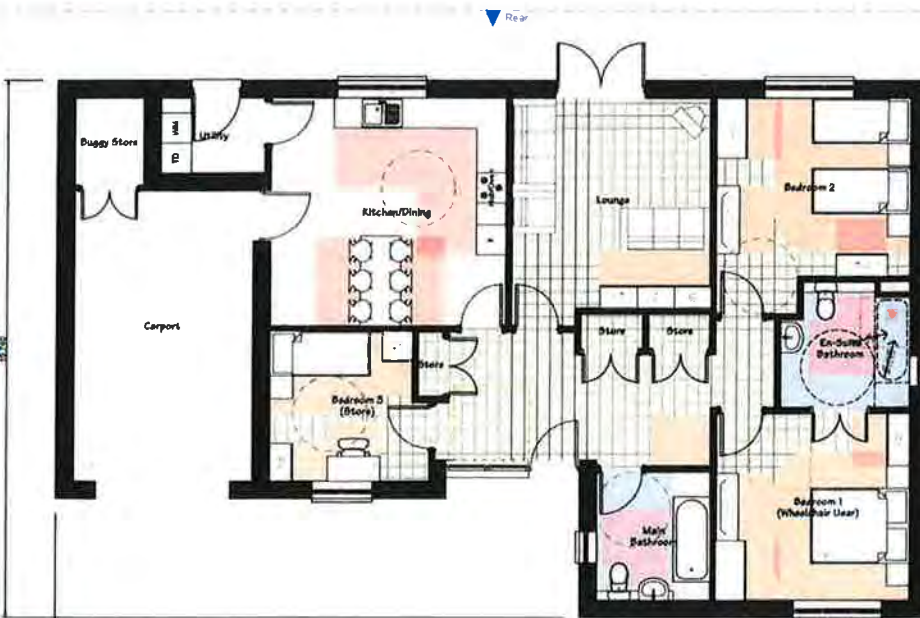
Elevations
1:100



Roof Plan
1:100



3D View
N.T.S.



Ground Floor Plan
1:50

17.506



Item	Description	Quantity	Unit
1	Roof Tiles	12000	Sq. M
2	Roof Battens	12000	Sq. M
3	Roof Brakes	12000	Sq. M
4	Roof Ridge	12000	Sq. M
5	Roof Gutter	12000	Sq. M
6	Roof Fascia	12000	Sq. M
7	Roof Soffit	12000	Sq. M
8	Roof Eaves	12000	Sq. M
9	Roof Downpipes	12000	Sq. M
10	Roof Flashings	12000	Sq. M
11	Roof Ventilation	12000	Sq. M
12	Roof Repairs	12000	Sq. M
13	Roof Insulation	12000	Sq. M
14	Roof Waterproofing	12000	Sq. M
15	Roof Cladding	12000	Sq. M
16	Roof Trusses	12000	Sq. M
17	Roof Rafters	12000	Sq. M
18	Roof Joists	12000	Sq. M
19	Roof Purlins	12000	Sq. M
20	Roof Bracing	12000	Sq. M

Notes:
 1. All work to be done in accordance with the Building Regulations 2010.
 2. All work to be done in accordance with the Planning Regulations 2010.
 3. All work to be done in accordance with the Environmental Regulations 2010.
 4. All work to be done in accordance with the Health and Safety Regulations 2010.
 5. All work to be done in accordance with the Fire Regulations 2010.
 6. All work to be done in accordance with the Electrical Regulations 2010.
 7. All work to be done in accordance with the Gas Regulations 2010.
 8. All work to be done in accordance with the Water Regulations 2010.
 9. All work to be done in accordance with the Sewerage Regulations 2010.
 10. All work to be done in accordance with the Drainage Regulations 2010.
 11. All work to be done in accordance with the Road Regulations 2010.
 12. All work to be done in accordance with the Footpath Regulations 2010.
 13. All work to be done in accordance with the Cycleway Regulations 2010.
 14. All work to be done in accordance with the Pedestrian Regulations 2010.
 15. All work to be done in accordance with the Horse Regulations 2010.
 16. All work to be done in accordance with the Dog Regulations 2010.
 17. All work to be done in accordance with the Cat Regulations 2010.
 18. All work to be done in accordance with the Rabbit Regulations 2010.
 19. All work to be done in accordance with the Guinea Pig Regulations 2010.
 20. All work to be done in accordance with the Hamster Regulations 2010.

Ref.	LC	Approved for Planning	Date
1	1	1	1

Job Title: Manorblar Voluntary Controlled School (Lend app.)
 Design: [Name]
 Date: [Date]

Project Name: Proposed Housing Development, PLOT 1
 Floor Plans, Elevations & 3D View

Project Type: Planning



Scale for Planning Purposes
 1:50

Project Number: P2-1-1262
 Sheet: A
 Date: 01

Contact: (01235) 811010
 Email: design@evanhopkins.com



Trevor Hopkins Associates
 Parc House, Parc Telf, Cardigan, Ceredigion, SA43 1EW



Elevations
1:100



First Floor Plan
1:50



Ground Floor Plan
1:50

Planning

Code	Description	Area	Volume
1	Roof	100.00	100.00
2	Walls	100.00	100.00
3	Floors	100.00	100.00
4	Windows	100.00	100.00
5	Doors	100.00	100.00
6	Stairs	100.00	100.00
7	Bathrooms	100.00	100.00
8	Kitchens	100.00	100.00
9	Living Areas	100.00	100.00
10	Bedrooms	100.00	100.00
11	Halls	100.00	100.00
12	Other	100.00	100.00
13	External	100.00	100.00
14	Basement	100.00	100.00
15	Garage	100.00	100.00
16	Driveway	100.00	100.00
17	Patio	100.00	100.00
18	Other	100.00	100.00
19	Other	100.00	100.00
20	Other	100.00	100.00
21	Other	100.00	100.00
22	Other	100.00	100.00
23	Other	100.00	100.00
24	Other	100.00	100.00
25	Other	100.00	100.00
26	Other	100.00	100.00
27	Other	100.00	100.00
28	Other	100.00	100.00
29	Other	100.00	100.00
30	Other	100.00	100.00

Notes

1. All dimensions are in millimetres unless otherwise stated.
2. The drawings are to be read in conjunction with the specification.
3. The drawings are to be read in conjunction with the schedule of materials.
4. The drawings are to be read in conjunction with the schedule of finishes.
5. The drawings are to be read in conjunction with the schedule of fixtures and fittings.
6. The drawings are to be read in conjunction with the schedule of equipment.
7. The drawings are to be read in conjunction with the schedule of services.
8. The drawings are to be read in conjunction with the schedule of plants.
9. The drawings are to be read in conjunction with the schedule of furniture.
10. The drawings are to be read in conjunction with the schedule of lighting.
11. The drawings are to be read in conjunction with the schedule of soundings.
12. The drawings are to be read in conjunction with the schedule of glazing.
13. The drawings are to be read in conjunction with the schedule of doors and windows.
14. The drawings are to be read in conjunction with the schedule of stairs.
15. The drawings are to be read in conjunction with the schedule of bathrooms.
16. The drawings are to be read in conjunction with the schedule of kitchens.
17. The drawings are to be read in conjunction with the schedule of living areas.
18. The drawings are to be read in conjunction with the schedule of bedrooms.
19. The drawings are to be read in conjunction with the schedule of halls.
20. The drawings are to be read in conjunction with the schedule of other.
21. The drawings are to be read in conjunction with the schedule of external.
22. The drawings are to be read in conjunction with the schedule of basement.
23. The drawings are to be read in conjunction with the schedule of garage.
24. The drawings are to be read in conjunction with the schedule of driveway.
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Access & Egress

Internal dimensions in relation to construction/penetration

1. All internal dimensions are in millimetres unless otherwise stated.

Entrance doors

1. All entrance doors are to be in accordance with the schedule of doors and windows.

Stairs

1. All stairs are to be in accordance with the schedule of stairs.

Landings

1. All landings are to be in accordance with the schedule of stairs.

Access

1. All access points are to be in accordance with the schedule of access.

Roof Profile

1. All roof profiles are to be in accordance with the schedule of roof profiles.

Roofing

1. All roofing materials are to be in accordance with the schedule of roofing materials.

External doors

1. All external doors are to be in accordance with the schedule of doors and windows.

External windows

1. All external windows are to be in accordance with the schedule of doors and windows.

External fixtures and fittings

1. All external fixtures and fittings are to be in accordance with the schedule of fixtures and fittings.

External plants

1. All external plants are to be in accordance with the schedule of plants.

External furniture

1. All external furniture are to be in accordance with the schedule of furniture.

External lighting

1. All external lighting are to be in accordance with the schedule of lighting.

External soundings

1. All external soundings are to be in accordance with the schedule of soundings.

External glazing

1. All external glazing are to be in accordance with the schedule of glazing.

External doors and windows

1. All external doors and windows are to be in accordance with the schedule of doors and windows.

External stairs

1. All external stairs are to be in accordance with the schedule of stairs.

External bathrooms

1. All external bathrooms are to be in accordance with the schedule of bathrooms.

External kitchens

1. All external kitchens are to be in accordance with the schedule of kitchens.

External living areas

1. All external living areas are to be in accordance with the schedule of living areas.

External bedrooms

1. All external bedrooms are to be in accordance with the schedule of bedrooms.

External halls

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External other

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Roof Plan
1:100

No.	Date	Revised for Planning	2/19/13
Rev.	Initial	Description	Date

Job Title
Mansfield Voluntary Controlled School (Land opp.)

Name
Name

Manufacturer
Manufacturer

Particulars
G470 P24

Drawing Title
Proposed Housing Development, PLOTS 2&3 (4P2B Houses)
Floor Plans, Elevations & 3D View

Drawing Type
Planning

Client

PMARSHMORE HOUSING
13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Scale for Planning Purposes

1:100

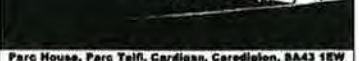
Drawing Number
P2-2&3-1262

Revision
A

Sheet
01

Status
Status

Design
design@bemarshmore.com



Plot House, Parc Talif, Cardigan, Ceredigion, SA43 1EW



Elevations
1:100



First Floor Plan
1:50



Ground Floor Plan
1:50

Code	Description	Quantity	Unit
1	Roof Tiles	10000	Sq. M
2	Roof Battens	1000	M
3	Roof Rafters	100	M
4	Roof Soffit	1000	Sq. M
5	Roof Fascia	1000	M
6	Roof Gutter	1000	M
7	Roof Downpipe	100	M
8	Roof Ridge	100	M
9	Roof Valley	100	M
10	Roof Eave	1000	M
11	Roof Gable	1000	M
12	Roof Hip	1000	M
13	Roof Ridge Cap	100	M
14	Roof Ridge Batten	100	M
15	Roof Ridge Fascia	100	M
16	Roof Ridge Gutter	100	M
17	Roof Ridge Downpipe	100	M
18	Roof Ridge Fascia	100	M
19	Roof Ridge Gutter	100	M
20	Roof Ridge Downpipe	100	M

Notes:

1. All work to be done in accordance with the Building Regulations 2010.
2. The proposed development is to be built in accordance with the Building Regulations 2010.
3. The proposed development is to be built in accordance with the Building Regulations 2010.
4. The proposed development is to be built in accordance with the Building Regulations 2010.
5. The proposed development is to be built in accordance with the Building Regulations 2010.
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9. The proposed development is to be built in accordance with the Building Regulations 2010.
10. The proposed development is to be built in accordance with the Building Regulations 2010.

Notes & Approval:

Notes:

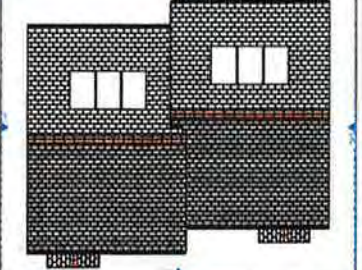
1. The proposed development is to be built in accordance with the Building Regulations 2010.
2. The proposed development is to be built in accordance with the Building Regulations 2010.
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Notes:

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7. The proposed development is to be built in accordance with the Building Regulations 2010.
8. The proposed development is to be built in accordance with the Building Regulations 2010.
9. The proposed development is to be built in accordance with the Building Regulations 2010.
10. The proposed development is to be built in accordance with the Building Regulations 2010.



3D model
N.T.S.



Roof Plan
1:100

No.	LT	Revised to Planning	Date
1	1		

Job Title: Member Voluntary Controlled School (Land opp.)
Issue No: 01
Revision: 01
Date: 12/10/20

Project Title: Proposed Housing Development, PLOTS 6&7 (4P2B Houses)
Project Type: Floor Plans, Elevations & 3D View



Scale for Planning Purposes
 1:100 (Floor Plans, Elevations & 3D View)

Project Number: P2-6&7-1262
Revision: A
Issue: 01
Status: Status

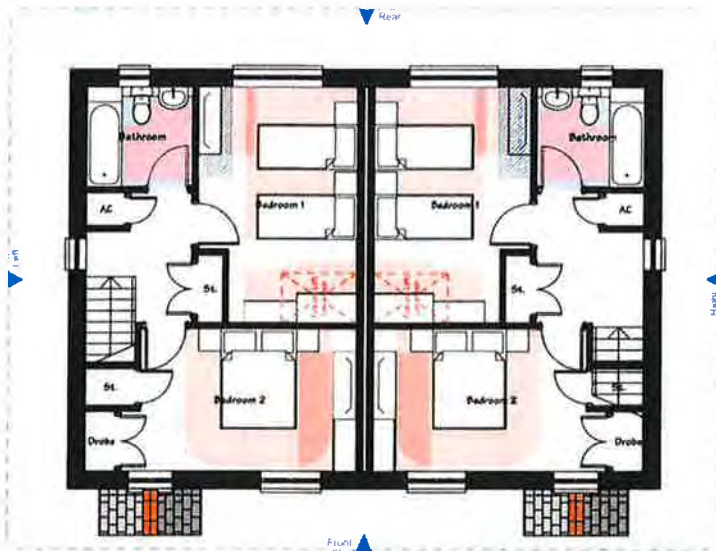
Contact: 01299 821010
 design@pembrokeshire.gov.uk



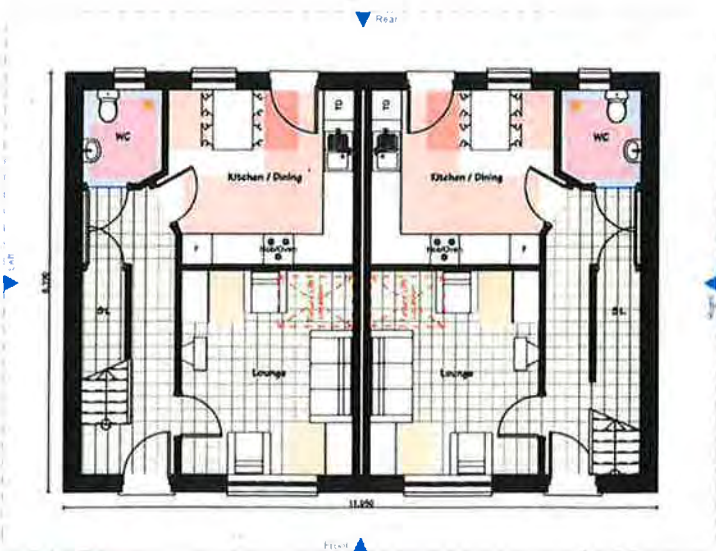
Address: Parc House, Parc Yell, Cardigan, Ceredigion, SA43 1EW



Elevations
1:100



First Floor Plan
1:50



Ground Floor Plan
1:50

Particulars		Quantity	Rate	Total
1.00	Excavation	1.00	100.00	100.00
2.00	Foundation	1.00	200.00	200.00
3.00	Structure	1.00	300.00	300.00
4.00	Roofing	1.00	150.00	150.00
5.00	Plumbing	1.00	100.00	100.00
6.00	Electrical	1.00	100.00	100.00
7.00	Painting	1.00	100.00	100.00
8.00	Landscaping	1.00	100.00	100.00
9.00	Other	1.00	100.00	100.00
10.00	Contingency	1.00	100.00	100.00
Total		10.00		1000.00

Notes:
1. All work to be done in accordance with the Building Regulations.
2. The above is a summary of the estimated costs and does not include VAT.
3. The actual costs may vary depending on the final design and the availability of materials.
4. The above is for information only and does not constitute an offer of any services.

Access & Egress:
Internal doorways in relation to corridors/passages:
Minimum width: 900mm
Minimum height: 2000mm

Entrance doors:
Minimum width: 900mm
Minimum height: 2000mm

Stairs:
Minimum width: 900mm
Minimum height: 2000mm

Landing Tables:
Minimum width: 900mm
Minimum height: 2000mm

Access:
Minimum width: 900mm
Minimum height: 2000mm

Roofing Details:
Minimum slope: 5%

Other Details:
Minimum width: 900mm
Minimum height: 2000mm



3D model
N.T.B.



Roof Plan
1:100

No.	Date	Revised to	By
1.		Prepared for Planning	

Prepared by:
Matterhorn Voluntary Controlled School (Land opp.)
Matterhorn
Matterhorn
Matterhorn

Project Name:
Proposed Housing Development, PLOTS 8&9 (4P2B Houses)
Floor Plans, Elevations & 3D View

Project Type:
Planning



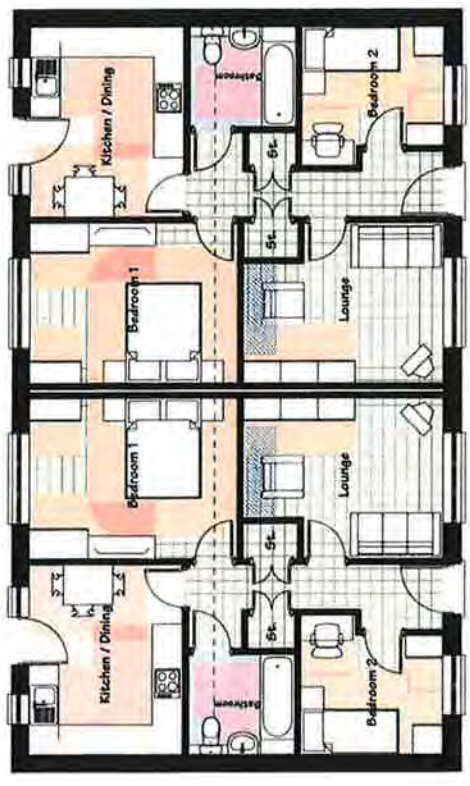
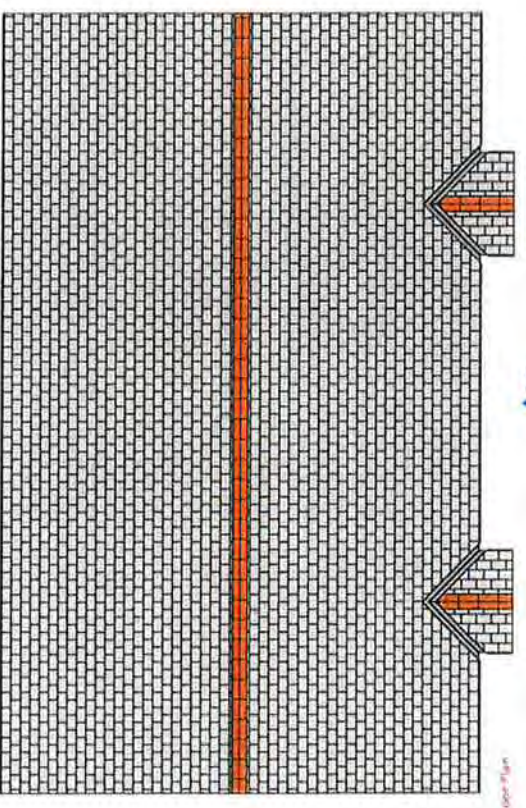
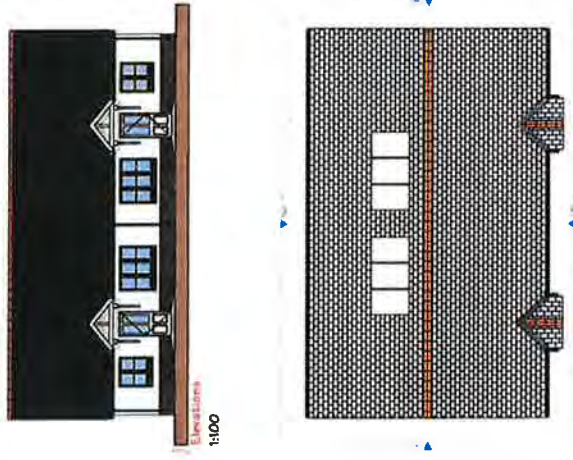
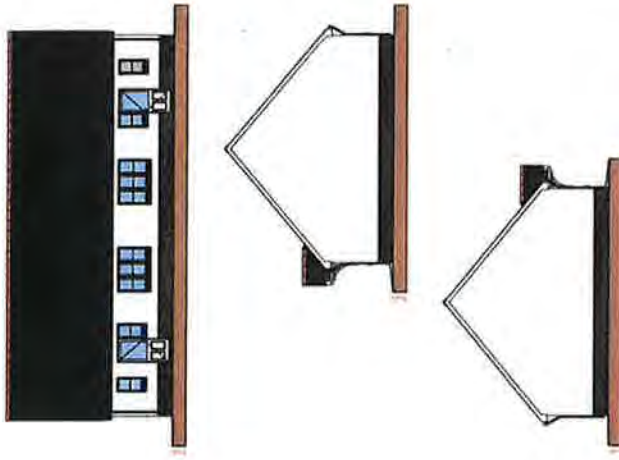
Scale for Planning Purposes
1:500

Project Number:
P2-8&9-1262

Sheet:
A 01

Design:
design@matterhornplanning.com

Parc House, Parc Yafn, Cardigan, Ceredigion, SA43 1EW



Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All work to be in accordance with the Building Regulations.
 3. All work to be in accordance with the relevant British Standards.
 4. All work to be in accordance with the relevant local authority requirements.
 5. All work to be in accordance with the relevant planning conditions.
 6. All work to be in accordance with the relevant environmental requirements.
 7. All work to be in accordance with the relevant health and safety requirements.
 8. All work to be in accordance with the relevant fire safety requirements.
 9. All work to be in accordance with the relevant accessibility requirements.
 10. All work to be in accordance with the relevant sustainability requirements.

Ref	Issued	Revised	By	For
1	12/11/11			Issue for Planning
2	12/11/11			Issue for Building Regulations
3	12/11/11			Issue for Construction

Client: The Mayor's Voluntary Controlled School (Land app.)
 Project: Proposed Housing Development, Plot 1262
 Location: P2-12&13-1262 A 01
 Date: 12/11/11
 Scale: 1:50

Scale for Planning Purposes
 P2-12&13-1262 A 01

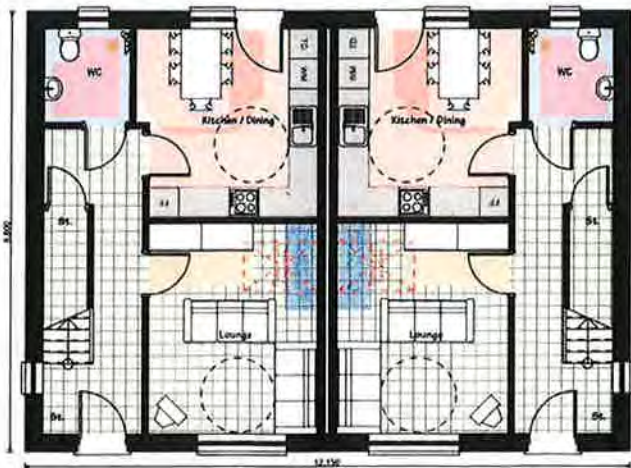
Trevor Hopkins Associates
 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300



Elevations
1:100



First Floor Plan
1:50



Ground Floor Plan
1:50

Finishes

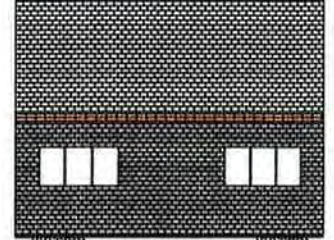
Room	Finish	Code
Walls	White emulsion	W01
Floors	Light grey tile	F01
Roof	Dark grey slate	R01
Windows	White UPVC	W02
Doors	White UPVC	D01
Stairs	Light grey carpet	S01
Landings	Light grey carpet	L01
External	Light grey concrete	E01
Basement	Light grey concrete	B01

Notes

1. All work to be in accordance with the Building Regulations 2010.
2. All work to be in accordance with the Planning Conditions.
3. All work to be in accordance with the Local Authority requirements.
4. All work to be in accordance with the relevant standards.



3D model
N.T.S.



Roof Plan
1:100

Rev.	LC	Reason for Planning	Date
001	Initial	Submission	12/11/20

Job Title
Member Voluntary Controlled School (Land opp.)
Lobby Road
Haverhill
Pembrokeshire
SA78 7JH

Drawing Title
Proposed Housing Development, PLOTS 14&15 (4P3B Houses)
Floor Plans, Elevations & 3D View

Drawing Type
Planning

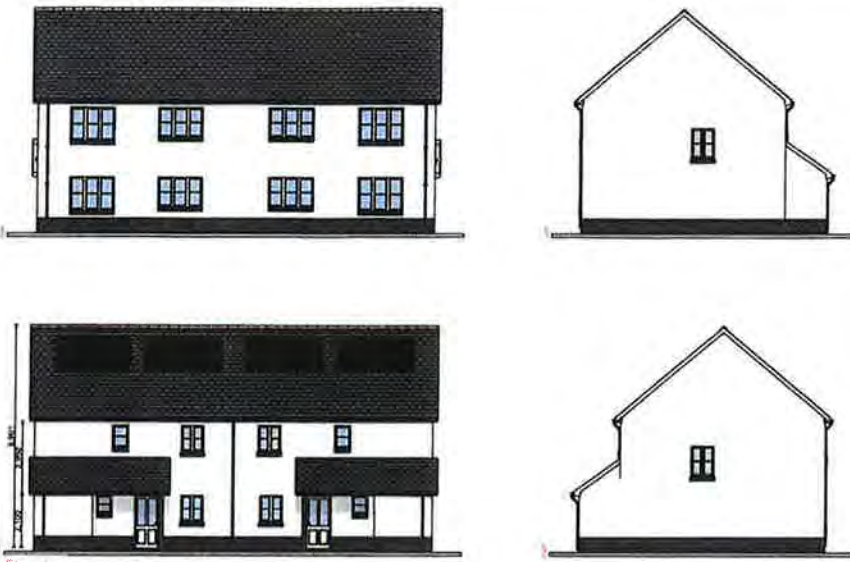


Scale for Planning Purposes
1:500 (for elevations) & 1:1000 (for plans)

Drawing Number	Revision	Sheet	Date
P-14&15-1262	A	01	

01299 621010
design@trevorhopkins.com

Trevor Hopkins Associates
Parc House, Parc Yell, Cardigan, Ceredigion, SA43 1EW



Elevations
1:100



First Floor Plan
1:50



Ground Floor Plan
1:50

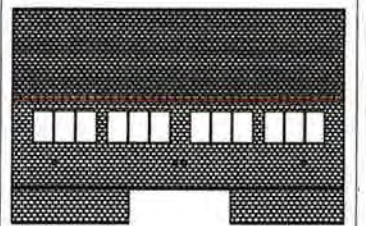
Table with 3 columns: Item, Description, and Area. It lists various construction items and their corresponding areas.

Notes and specifications for the architectural drawings, detailing materials and construction requirements.

Additional notes and specifications, including references to other drawings and standards.



3D View
N.T.S.



Roof Plan
N.T.S.

Item	Unit	Description	Area

Job Title: Masterplan Voluntary Controlled School (Land app.)
 Urban Road
 Pembrokeshire
 SA79 7PW

Drawing Title: Proposed Housing Development (Units 20 to 23)
 Elevations, Floor Plans, Roof Plan & 3D View

Drawing Type: Planning



Scale for Planning Purposes
 1:100

Drawing Number: P2-20to23-1262
 Revision: A
 Sheet: 01
 Status: Plans

01238 421010
 design@revolveplans.com



Parc House, Parc Taff, Cardiff, Ceredigion, SA43 1EW