

Application details

20/0273/PA

Summary	
Application reference number	20/0273/PA
Application type	Full
Proposal description	Erection of a B1/B8 building
Location	Rushacre Enterprise Park, Redstone Road, Narberth, SA67 7ET
Town or community council	Narberth Town Council
Ward	Narberth Rural
Status	Decision Made
Status description	Decision Made
Validated date	03 Dec 2020
Extension of time date	09 Dec 2020
Decision level	Decision to be made by off
Decision	Conditionally Approved
Decision date	08 Dec 2020
Decision expiry date	07 Dec 2025
Appeal type	
Appeal lodged date	
Appeal decision	

Appeal decision date

Agent name/Company name

H R Eynon Chartered Surveyor

Officer name

Claire Jenkins (mailto:claire.jenkins@pembrokeshire.gov.uk)

Constraints/Policies (7)

7 results

Description

▼ Constraints

Catchment Greenhill School

Catchment Narberth CP

▼ Policies

Policy SP.13 Settlement Boundary

Policy GN.5 Employment Allocations

Policy GN.22 Hard Rock Resources

Policy GN.8 GN.9 New and Existing Employment Sites

Policy SP.9 Welsh Language

Documents

Click here to view the documents related to this application in a new page (https:\\planningdocs1.pembrokeshire.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=20/0273/PA)

Conditionally Approved

08 Dec 2020

12 of 12 results

Type	Description	Complied	Complied date	Order
Condition	The development shall begin no later than five years from the date of this decision. Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).			1
Condition	The development shall be carried out in accordance with the following approved plans and documents: Drawing No. 10A Ground floor plan Drawing No. 11A first floor plan Drawing No. 12A Proposed section plan Drawing No. 13 Proposed elevations Drawing No. 14 Proposed elevations Drawing No. 15 Location plan Drawing No. 16 Proposed site plan Reason: In the interests of amenity and to comply with the requirements of policy GN.1 of the Local Development for Pembrokeshire (Adopted 28th February 2013).			2
Condition	The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose. Reason:To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).			3

Type	Description	Complied	Complied date	Order
Informative	Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as summarised below Policies SP 1, SP 12, SP 13, SP 15, GN.1 and GN.5 It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan. This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.			7
Informative	This permission shall not be construed as granting rights to carry out works on, or over, land not within the ownership, or control, of the applicant.			8
Informative	You must obtain the prior written consent of the owner and occupier of any land upon which it is necessary for you to enter in order to construct, externally finish, decorate or in any other way carry out any works in connection with this development including future repairs/maintenance, or to obtain support from adjoining property. This permission does not authorise you to take such action without first obtaining this consent. Your attention is also drawn to the Access of Neighbouring Land Act 1992 and Party Wall Act 1996.			9
Informative	This Decision Notice grants planning permission. You are advised that it does not constitute approval under the Building Regulations.			10

Type	Description	Complied	Complied date	Order
Informative	From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square meters or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins. Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres, the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. The applicant should be informed that further information should be sought from: SAB Community Services Directorate Infrastructure Division Pembrokeshire County Council County Hall Haverfordwest Pembrokeshire SA61 1TP e-mail: sab@pembrokeshire.gov.uk The SAB team can be contacted by telephone as follows Paul Morgan 01437 776142.			11
Condition	Notwithstanding the information contained within the application, no development shall commence until details of a scheme for the disposal of surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall include suitability of ground conditions for the proposed method of water disposal. The scheme shall be implemented in accordance with the approved details prior to the first use of the building and retained for as long as the development exists. Reason: To ensure that a satisfactory means of drainage is provided, and to accord with policies GN.1 and GN.2 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013). The following details of the scheme for the Surface Water have been approved by virtue of Discharge of Condition approval, ref: 25/0739/DC, granted 09/02/2026. • Drawing no. 16A Proposed Site Plan, received 18/11/2025; • Surface Water Soakaway Design, received 18/11/2025.			4

Type	Description	Complied	Complied date	Order
Condition	No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. 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, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).			5

Dates
Validated date03 Dec 2020 Decision date08 Dec 2020 Consultation expiry date11 Nov 2020 Press notice end date Appeal lodged date Appeal decision date