

Application details

20/1072/PA

Summary	
Application reference number	20/1072/PA
Application type	Full
Proposal description	Proposed New B1 / B8 Use Class 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	26 Mar 2021
Extension of time date	18 Jun 2021
Decision level	Decision to be made by off
Decision	Conditionally Approved
Decision date	20 May 2021
Decision expiry date	19 May 2026
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 (15)

15 results

Description
▼ Constraints
Catchment Greenhill School
Catchment Narberth CP
PredictiveALC- U
SAC_Phosphorus
▼ 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 GN.1 General Development Policy criteria i)
Policy GN.1 General Development Policy criteria ii)
Policy GN.1 General Development Policy
Policy GN.2 Sustainable Design
Policy GN.2 Sustainable Design criteria i)
Policy SP.1 Sustainable Development
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=20/1072/PA](https://planningdocs1.pembrokeshire.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=20/1072/PA))

Conditionally Approved

20 May 2021

11 of 11 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. 01 Proposed layout Drawing No. 02 Propsoed floor plan Drawing No. 03 Proposed section Drawing No. 04 Propsoed elevations (east and west) Drawing No. 05 Proposed elevations (north and south) Drawing No. 06 Location plan Drawing No. 07 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 parking spaces shown on the submitted drawings shall be constructed before the development is brought into use and thereafter shall be used for no purpose other than parking. Reason: To reduce the likelihood of obstruction of the highway or danger to road users and to accord with policy GN.1 (General Development Policy) of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).			3
Condition	Two bat or bird boxes shall be provided on an elevation with no external lighting prior to first occupation of the building hereby approved Reason: To protect the wildlife and the ecological interests of the site, in accordance with policies GN.1 and GN.37 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).			4

Type	Description	Complied	Complied date	Order
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 disposal of surface water have been approved by virtue of Discharge of Condition approval, ref: 25/0744/DC, granted 06/01/2026 Drawing No. 07A Proposed Site Plan Soakaway Design Details, November 2025			6
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, GN.2, GN.5 and GN.37) 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.			6
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.			7

Type	Description	Complied	Complied date	Order
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.			8
Informative	This Decision Notice grants planning permission. You are advised that it does not constitute approval under the Building Regulations.			9
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 metres 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 can obtain further information in relation to the requirement for SAB approval from the Authorities Website at www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-body-sab The applicant should be informed that approval 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.			10

Dates

Validated date 26 Mar 2021

Decision date 20 May 2021

Consultation expiry date 27 Apr 2021

Press notice end date

Appeal lodged date

Appeal decision date