

Welsh Government Technical Review Submission

Pre-Planning Application Stage – Addressing areas/items highlighted in bold for action at Concept Stage – August 2024

Applicant Name	Pembrokeshire County Council
Scheme Name	Former Cleddau Bridge Hotel
PDP Reference Number	PEM/24/8207
Scheme Address	Essex Road, Pembroke Dock
	Pembrokeshire
Postcode	SA72 6HZ

Concept Stage Feedback to RSLs and Las

Check GIAs provided in Scheme Data against GIAs provided on drawings submitted and confirm at Pre-Planning stage
GIA's have been checked and identified on the house type drawings.
HA/LA to check area match on Pre-planning submission forms

Provide details and explanation of supported housing proposals at Pre-Planning stage.
HA/LA to provide response

At Pre-Planning stage please provide a site layout plan which includes proposed levels to car parking and external spaces around the buildings and finished floor levels to homes, which illustrate compliance with Lifetime Homes Standards Criterion 1 – Parking, Criterion 2 – Approach to the dwelling from parking and Criterion 3 – Approach to all entrances.

Please refer to the following:

- R594 P-02A Proposed Site Plan
- 10399 – 100I – Engineering Plan
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The site plan P-02 provides an overall GA plan of the site layout with the engineering plan identifying the principals of the drainage strategy and level. Gradients are located to parking bays as well as spot levels.

The design evolution submitted at concept stage summarised the thought process on how the layout evolved. This was very much a collaborative response to the levels by the architectural and engineering teams. The level differences from north to south over a relatively short distance naturally prompted an upper and lower tier and this this was efficient in minimising both the physical and visual impacts of larger retaining structures. Properties positioned to front onto Essex Road followed the pattern on the streetscape and by spacing parking bays it allowed areas of planting to be located between bays to soften the streetscape. The gradient of Essex Road impacts on achieving LTH's compliant bays. In normal circumstances we would push the units back so there is a 1-2m strip between the back of footpath and front edge of parking bay, allowing us to crank the levels on the strip to even out the levels to parking bays. However, due to site depth an increase to the plot depth fronting Essex road would further impact on the lower tier of the site and raise the heights of retaining structures. Steps could have been introduced between semi's/terraces to Plots 1 to 17 to provide shallower gradients to parking bays, but this would create smaller steps between properties (+/-225mm) which are not efficient to detail and add considerable cost. The non-compliant units will still provide ramped level threshold access to properties to comply with Approved Document M of the Building Regulations.

*We have some reservations with regard to the arrangement of all car parking to homes along Essex Road being frontage parking, which results in limited green space and risks the street scene being car and hard surface dominated. **Please review and respond at Pre-Planning stage.***

Please refer also to the above response and the images identified on drawing P-05 and the landscape plan prepared by Tir Collective.

Landscaping has been introduced between the parking bays to units 1 to 17, with an area of landscaped public open space located between units 14&15. Existing properties to the west of Essex Road have little or no landscaping incorporated to the front gardens and have paved or tarmac drives. Whilst we have followed the pattern of the streetscape, we have made provision for soft landscaping to enhance the streetscape.

Please review and advise whether the LA is satisfied that the gardens are of sufficient size for family use and whether the orientation is acceptable.

Garden layouts, external works, boundary treatments, gradients, refuse storage and external storage provisions, landscaping, etc, must be more fully described at Pre-Planning stage. Please submit updated proposed site layout plan(s) at Pre-Planning stage.

Please refer to the following:

- R594 P-02A Proposed Site Plan
- R594 P-03 Proposed Boundary Treatment Plan
- R594 P-09 Typical Garden Layout Plan

A schedule of rear enclosed garden areas has been identified on drawing P-03 and P-09 provides a typical garden arrangement including sheds, patios, bin stores and washing lines. We are avoiding fixed garden layouts on individual plots as the LPA to not offer any informal flexibility when we respond to site changes. When we submit a typical layout with planning applications, they allow flexibility, and the contractor can easily respond to the HA's request for garden layout changes without a formal NMA application.

Please clarify at Pre-Planning stage. In order to qualify for an SVM ACG uplift, there must be a clear commitment made at Pre-Planning stage to use a category of MMC that qualifies for grant uplift.

HA/LA to provide response

At Pre-Planning stage please provide further explanation of the heating and hot water systems proposed.

HA/Developer to provide response

At Pre-Planning stage please advise what equipment is to be provided in each home, where it will be located and how the renewable energy will be used.

The general house type drawings provided identify general arrangements, along with storage for both services and general WDQR storage requirements. Cylinders are identified to support the installation of heat pumps and solar pv identified to roofs.

Please evidence of Bicycle Stores at Pre-Planning stage

Please refer to the following:

- R594 P-09 Typical Garden Layout Plan

Typical garden arrangements are identified along with the size/elevation drawings of sheds to be provided

Measures to achieve Gigabit ready Broadband connectivity

Proposals for broadband connectivity are unclear at Concept stage. **Please confirm with your Pre-Planning submission.**

HA/Developer to provide response

The architect's Design Statement advises that, through discussions with the DOCO, the entrance into flats 20/21 is to be located to the gable/side elevation of this block of four flats. This would seem to result in an arrangement which is different to that currently shown on the site layout plan and the flat layout plans. **Please clarify proposals at Pre-Planning stage and provide updated drawings as required to illustrate.**

The site plan P-02 has responded to the comments issued by the DOCO and the gable entrance to unit 20/21 identified on drawing P-12.

Appendix A and Appendix B Space requirements

The home layout plans appear to comply with WDQR Appendix A and Appendix B.

The drawings are well presented. The following observations are provided for the LA's consideration...

- 1. In the 4P2B house type the airing cupboard space is shown occupying the whole of the area under the stairs, which may be difficult to use. There could be benefit in arranging the airing cupboard to be in the order of 900mm deep and then the remaining space under the stairs could be open to the hallway to provide additional easily accessible general storage space.**
- 2. In the 4P2B house type the first floor store cupboard accessed from the landing is narrow and deep and may be difficult to use efficiently. Access to the cupboard could alternatively be arranged from Bedroom 2 and bedroom furniture arranged differently.**
- 3. In Bedroom 1 in the 5P3B house type for access and safety reasons it is recommended that the bed is not indicated across the window opening. An alternative arrangement is possible.**

1. House type drawings P-13&P-14 have responded to the above comments and cupboards under stairs have been reduced to 900mm deep with the remaining area open
2. House type drawings P-13&P-14 have responded to the above comments and the arrangement of bedroom 2 updated allowing access to the cup'd off the bedroom using a wider door opening.

3. House type drawing P-15 has responded to the above comments and Bedroom 1 reconfigured allowing access to the window.
4. In response to the above comments the 3&4-bedroom houses have also been updated to show the same cupboard arrangement under the stair as seen on the 2-bedroom unit updates.