



**Version 2**  
**Planning Permission**  
Town and Country Planning Act 1990

**Name and address of Applicant**

Mr Briers  
Laubobange  
Hill Lane  
Kilgetty  
Pembrokeshire  
SA68 0QT

**Name and address of Agent (if any)**

Mr Robert Collins,  
RPC Design & Architecture Ltd  
The Old Garage  
Kivelgy Park  
Kilgetty  
SA68 0UL

**Part I - Particulars of application**

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Date of application: **05-Jun-2023**

Application Number: **23/0224/PA**

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Particulars and location of development:

**New 4 bed dwelling - Laubobange, Hill Lane, Kilgetty, Pembrokeshire, SA68 0QT**

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**Part II - Particulars of decision**

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. 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).*
2. The development shall be carried out in accordance with the following approved plans and documents:

Received 12/06/23

Dwg no. 765 - Proposed floor plans, proposed first floor plans, proposed site section, proposed site plan, proposed ground floor plans, proposed elevations

*Reason: In the interests of amenity and to comply with the requirements of policy GN.1 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*

3. 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 methods of water disposal. The scheme shall be implemented in accordance with the approved details prior to the first use of the development and maintained thereafter.

*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).*
  
4. The off-street parking facilities shown on the plan no. 765 (Proposed Site 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).*
  
5. Prior to the commencement of development a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwelling is occupied and maintained thereafter.

*Reason: To protect the character and appearance of the area to accord with Policies GN.1 & GN.2 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
  
6. Prior to the commencement of development, the position of the public sewer that crosses the site shall be located, and marked out on the ground. No structure shall be sited within 3 metres either side of the centre line of the water main.

*Reason: To protect the integrity of the public sewer and avoid damage thereto 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).*

7. No development shall commence until a scheme of intrusive investigation has been carried out on site, with the results submitted to and approved in writing by the local planning authority. The scheme of intrusive investigation shall establish the risks posed to the development and detail any required remedial and/or mitigation measures. The remedial and/or mitigation measures shall be implemented in accordance with the approved details prior to occupation of the dwelling, or first beneficial use.  
*Reason: In the interests of health and safety in accordance with policy GN.1 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*

**The following details of intrusive investigations has been approved by virtue of Discharge of Condition approval, ref, 25/0050/DC, granted on 03/06/2025:**

- Revised Coal Mining Risk Assessment (CMRA), by Rhondda Geotechnical Servies, dated 10/04/2025,
- Drawing No. 765 Existing Site Plan
- Drawing No. 765 Proposed Site Plan.

8. Prior to the occupation of the development, or first beneficial use, a statement or declaration confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. The statement shall confirm the completion of any remedial works and/or mitigation measures informed from the findings of the intrusive site investigations have been implemented.  
*Reason: In the interests of health and safety in accordance with policy GN.1 of the Local Development Plan for Pembrokeshire (Adopted 28th February 2013).*

**The following details declaring that the site is safe and stable has been approved by virtue of Discharge of Condition ref; 25/0050/DC, granted on 03/06/2025:**

- Revised Coal Mining Risk Assessment (CMRA), by Rhondda Geotechnical Servies, dated 10/04/2025

**Decision Date: 11-Sep-2024**



**County Hall  
Haverfordwest  
Pembrokeshire**

**Head of Planning**