

From: [REDACTED]
To: [REDACTED]
Subject: Reply to Moylegrove residents - TO/SG/05802/26
Date: 27 August 2026 16:43:01
Attachments: [Doc 022 - 03-10-2024 - Decision letter E.pdf](#)

Dear Concerned residents of Moylegrove

Thank you for your email of 26 August asking for a reconsideration of the decision not to call in application NP/26/0374/FUL for determination by the Welsh Ministers.

The original application for proposed development at the site (NP/24/0198/FUL), explicitly sought planning permission for a proposed building and change of use to an outdoor adventure centre with supporting documentation setting out how the proposed building would be used as a base and storage, with activities being undertaken off site. Requests were received to call in the application from residents of the Moylegrove and Ceibwr Communities. After careful consideration it was decided that the application should not be called in and a Decision Letter issued to Pembrokeshire Coast National Park Authority, the Planning Authority (PA), on 3 October 2024. I attach for information, a copy of the Decision Letter which sets out some of the main issues raised and the consideration of those issues. As you are aware, the decision to grant planning permission was quashed following a successful Judicial Review challenge.

This new application (NP/26/0374/FUL) seeks planning permission to complete development of the buildings which were started as part of the first application and a change of use to B1, with the main building being a flexible office / workspace facility and the second building being used for ancillary storage.

There is no evidence in the application submission and the accompanying documentation to suggest the proposed development and use would be linked to an outdoor adventure centre with activities undertaken off site. Moreover, the application states the buildings would include communal workspaces, bookable rooms for meetings, studying etc. and would be used by sole traders, small businesses, consultants, researchers etc. where all users of the facility would have to be registered members, or business visitors accompanying a registered member. It would be managed through an electronic booking system and a digital entry system. It also confirms no general public access, drop-in use or unmanaged attendance. Therefore, I confirm that the reasons for call in suggested do not meet the call-in criteria and that your call-in request will not be taken forward.

Responsibility for determining the application rests with the PA and it remains open to you to share your views on the proposal with it. These comments must be taken into account by Pembrokeshire Coast National Park Authority when it decides whether or not to approve the application.

Cangen Gwaith Achos Cynllunio - Planning Casework Branch

Cyfarwyddiaeth Llywodraeth Leol a Chynllunio - Local Government and Planning

Directorate
Llywodraeth Cymru - Welsh Government
Parc Cathays - Cathays Park
Caerdydd, CF10 3NQ - Cardiff, CF10 3NQ

From: [REDACTED]

Sent: 26 August 2026 15:46

To: [REDACTED]

[REDACTED]
[REDACTED]

Subject: Re: Reply to Moylegrove residents - TO/SG/05802/26

Dear Minister,

**URGENT REQUEST TO RECONSIDER THE DECISION NOT TO CALL IN
NP/26/0374/FUL**

We respectfully ask Welsh Ministers to reconsider the decision of 26 August 2026 not to call in the Crug y Môr/ Adventure Hub/ Old Bus Depot planning application at Moylegrove.

Your response states that our reasons do not meet the call-in criteria. We respectfully disagree. When the evidence is considered against the criteria set out in Planning Policy Wales, this application engages **at least five of the six relevant considerations**.

1. Conflict with national planning policies

The previous Crug y Môr/ Adventure Hub permission was quashed following Judicial Review, including concerns relating to NRW information and the Aberarth-Carreg Wylan SSSI.

The current application now asserts that there is **"no functional connection"** with European protected sites. However, the documentary evidence raises a material question about that conclusion.

The original publicly funded project was expressly conceived as a **community outdoor activities hub**, with Adventure Beyond responsible for delivering the outdoor activities. The agreement between Consulting AM Ltd and Adventure Beyond Ltd confirms this relationship.

It is therefore necessary to establish whether the proposed building, including its proposed equipment storage and business use, is functionally connected with outdoor activities undertaken elsewhere and whether those activities could affect protected sites.

This is a national planning-policy issue, not simply a local objection.

2. Wide effects beyond the immediate locality

The potential effects cannot necessarily be confined to the building at Crug y Môr.

If the building is used to support Adventure Beyond's outdoor activities, those activities

may take place at locations elsewhere in Pembrokeshire and beyond, potentially involving SSSIs, SACs and other environmentally sensitive areas.

The planning question is therefore potentially wider than the immediate locality of Moylegrove.

It concerns how a development at one location facilitates activities and environmental effects elsewhere within the National Park and potentially beyond.

3. Substantial controversy beyond the immediate locality

This is not an ordinary local planning dispute.

The project has already resulted in a successful Judicial Review and the quashing of the previous planning permission. It has generated significant community concern, wider public and continued intense media interest and involvement from elected representatives and has potential for reputational damage to PCNP and PCC.

The controversy also concerns the use of substantial public funds and the planning status and future use of a publicly supported asset.

There is intense media scrutiny – that continues with regard to the grant funding and the environmental concerns at local and national level.

This is therefore a **matter of public interest extending far beyond a disagreement between neighbouring residents** and a local applicant.

4. Likely significant effects on sites of scientific or nature-conservation interest and areas of landscape importance

This is perhaps the most significant issue.

The application is within the Pembrokeshire Coast National Park and raises questions concerning the **Aberarth-Carreg Wylan SSSI, SACs and other protected sites**, as well as National Park landscape and seascape qualities.

Given the previous Judicial Review and the outstanding question of the functional relationship between the proposed building and Adventure Beyond's outdoor activities, **there is a real issue as to whether the environmental effects have been properly identified and assessed.**

The potential consequences of allowing an adventure-tourism operation to be supported from this location could extend beyond the physical footprint of the building.

5. Novel planning issues

This application presents an unusual combination of circumstances:

- a previous planning permission has been quashed by the High Court;
- the current proposal is substantially retrospective;
- an Enforcement Warning Notice has been issued;
- the building is publicly funded and remains incomplete;
- the original project was a joint initiative involving Adventure Beyond's outdoor activities;
- Adventure Beyond has a documented **50% financial interest** in the property and an entitlement to 50% of net sale proceeds;
- approximately **£518,000 of UK Shared Prosperity Fund money** has been

invested;

- the Council's audit has identified concerns regarding project evolution, delivery, value for money, long-term benefits, stakeholder engagement and reputational risk; and
- the current planning application asserts no functional connection with European protected sites despite the documented relationship between the building and Adventure Beyond's outdoor activities.

The interaction between these matters creates an **unusual and potentially novel planning issue** which warrants consideration beyond the normal local planning process.

The public-funding dimension

We also believe the public-interest dimension deserves particular consideration.

The CAM/Adventure Beyond agreement confirms that Adventure Beyond has a 50% financial interest in the property and that, subject to the agreement, the parties are entitled to divide net sale proceeds equally.

We are **not alleging wrongdoing**.

However, where more than half a million pounds of public funding has been invested in an asset which has a private contractual financial interest attached to it, there is an obvious wider public-interest question concerning the relationship between the planning permission, the intended purpose of the grant, the future use of the asset and the protection of public investment.

The Council's own audit findings make this issue particularly difficult to characterise as merely a local planning dispute.

An **FOI-released PCC email** says the UKSPF project only needed to be *capable* of delivering its agreed outcomes, even if it did not actually do so.

Could the building therefore be completed as an “adventure centre”, without the activities being delivered, then sold or changed to private workspace?

Given the public funds involved, this should be clarified before the planning decision.

Our request

We respectfully ask Welsh Ministers to reconsider the decision not to call in NP/26/0374/FUL.

We are not asking Ministers to prejudge whether planning permission should ultimately be granted or refused.

We are asking Ministers to recognise that this application engages **multiple express call-in considerations**, including national planning policy, effects beyond the immediate locality, substantial wider controversy, protected sites and landscape, and novel planning issues.

The timing also makes this matter particularly urgent. The Senedd's confirmed summer recess runs from 20 July to 13 September 2026, with Senedd business resuming on 15 September. The proposed 14 September determination date therefore falls immediately before the Senedd returns. In these circumstances, **and given the exceptional combination of public funding, environmental implications, previous Judicial Review, media scrutiny, and wider public controversy**, we respectfully ask that

Welsh Ministers ensure that the call-in question is resolved before the application can be determined.

We would be grateful for a substantive response explaining the reasoning and evidence underlying the decision.

Yours sincerely,

Concerned residents of Moylegrove

On Wed, Aug 26, 2026 at 10:38 AM wrote:

I attach a reply to your email of 23 August.

Cangen Gwaith Achos Cynllunio - Planning Casework Branch

Cyfarwyddiaeth Llywodraeth Leol a Chynllunio - Local Government and Planning
Directorate

Llywodraeth Cymru - Welsh Government

Parc Cathays - Cathays Park

Caerdydd, CF10 3NQ - Cardiff, CF10 3NQ

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