



[REDACTED]
[REDACTED]
Pembrokeshire Coast National Park Authority
Llanion Park
Pembroke Dock
Pembrokeshire SA72 6DY

By email: [REDACTED] and [REDACTED]

Ein Cyf/Our ref: qA2225426
Eich Cyf/Your ref: NP/24/0198/FUL
Dyddiad/Date: 3 October 2024

Dear [REDACTED]

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1)
PROPOSED BUILDING AND CHANGE OF USE TO OUTDOOR ADVENTURE CENTRE,
WITH ART STUDIO AND STORAGE SPACE ABOVE, AND ASSOCIATED WORKS AT
LAND AT THE OLD BUS DEPOT, MOYLEGROVE, CARDIGAN, PEMBROKESHIRE
APPLICATION NO. NP/24/0198/FUL**

Issue

1. The Welsh Ministers have been asked to call in the above application for their own determination. I am authorised by the Cabinet Secretary for Economy, Energy and Planning to consider whether the application should be called in for determination by the Welsh Ministers.

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Policy

2. The Welsh Government's policy on calling in planning applications is set out in Planning Policy Wales Edition 12, February 2024 (PPW). The Welsh Government considers Local Planning Authorities (LPAs), as elected bodies, should be left to make decisions about development proposals wherever possible. The Welsh Ministers do not, in practice, call in many planning applications and will only do so where the proposal raises issues of more than local importance. The consideration of a request to call in an application is not about the acceptability of the development and whether planning permission should be granted; it is concerned with who should make the decision.

Application

3. The planning application is for full planning permission for a proposed building and change of use to outdoor adventure centre, with art studio and storage space above, and associated works at land at The Old Bus Depot, Moylegrove, Cardigan, Pembrokeshire.
4. The main issues raised by the call-in requests are the impact of coaststeering associated with the development on the nearby Ceibwr Bay which lies within the Cardigan Bay Special Area of Conservation (SAC), the impact of adventure tourism on the Pembrokeshire Coast National Park and the impact on seabird and seal populations.

Consideration and Decision

5. Consideration has been given to the concerns expressed in the call-in requests, the contents of the LPA's planning officer's report to the Planning Committee and any other relevant information.
6. Given the scale and nature of the proposed development I am content that the effects of the development do not significantly extend beyond the local area. The scheme is not likely to affect sites of scientific, nature conservation or historic interest, or areas of landscape importance. The application does not raise novel planning issues or issue of national security and no other relevant issues are raised.
7. In view of this, **I do not consider the application should be called in** for determination by the Welsh Ministers and it is now for your LPA to determine the application as it sees fit.
8. This decision not to call in the application should not in any way be taken as a reflection of the planning merits of the development.
9. In exercise of my powers under article 31 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), the direction issued by Welsh Ministers under article 18(1) of the DMPWO on 6 August 2024 for planning application NP/24/0198/FUL is hereby cancelled.
10. It would assist us if a copy of the planning decision relating to this application could be sent to my colleague, [REDACTED]

11. A copy of this letter has been sent to Archi-Tech, agents for the applicant.

Yours sincerely

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Y Gyfarwyddiaeth Gynllunio / Planning Directorate

Signed under authority of the Cabinet Secretary for Economy, Energy and Planning, one of the Welsh Ministers.

Arwyddwyd o dan awdurdod Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio, un o weinidogion Cymru.