



Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Land on the right bank (northern bank) of the River Teifi (Afon Teifi) between Cardigan Bridge (SN 177 458) and Gloster Row car park (SN 180 459).

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

- Yes
 No

Applicant Contact Details

Primary number

Secondary number

Email address

Site Area

Reference:

What is the site area?

15879.70

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes

No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Construction of a continuous flood defence structure designed to fit within the various constraints along the Afon Teifi frontage between Cardigan Bridge (Castle Street) (SN 177 458) and Gloster Row car park (SN 180 459) totalling 327m in length. The Scheme has been split into Areas 1, 2, 3 and 4. The proposed flood defence would be composed of sheet piles, with a reinforced concrete wall for a section in Area 1. The sheet piles would be supported on the riverside by an engineered riverbank. Within the central area there is a proposed boat ramp to enable canoe/kayak access to the water for the Sea Scouts and other permitted organisations. The existing Sea Scouts slipway and Gloster Row slipway would be removed. The flood defence wall would be clad with stone and a capped with a pre-cast concrete coping. In Area 1, along Strand, there would be improvements to the street scene, with wider pavements, tree planting, a raised planting bed and integrated seating. In Area 4, the flood defence wall would be set back allowing for the creation of new intertidal habitat. Gloster Row car park has been redesigned accordingly with the loss of 8 car parking spaces.

For a full description of the Scheme see Chapter 3: Project Development of the Environmental Statement.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

River frontage comprising of existing flood defences (stone walls), tarmac footway along Strand, inaccessible paved area along Strand, DCWW outfall structure, two concrete slipways, pay and display car park and grassed area.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Reference:

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes

No

Materials

Does the proposed development require any materials to be used in the build?

Yes

No

DRAFT
APPLICATION -
Not valid for
Submission

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Stone walls

Proposed materials and finishes:

Steel sheet pile wall clad with natural stone and capped with pre-cast concrete coping.

Type:

Other

Other (please specify):

Engineered riverbank

Existing materials and finishes:

Mudflat shore of river

Proposed materials and finishes:

Riverbank formed of granular fill overlaid with a combination of rip rap toe (large durable stones to prevent erosion and scouring), geotextiles and rock rolls (to prevent erosion and scouring). The upper third of the new riverbank will be covered with topsoil and seeded with a salt-tolerant estuarine seed mix.

Type:

Other

Other (please specify):

Hard and soft landscaping

Existing materials and finishes:

Tarmac footway and concrete paver inaccessible area bisected by stone wall

Proposed materials and finishes:

New footway along Strand finished in riven slate. Linear planting bed alongside the road planted with small shrub and herbaceous species and street trees. A raised planting bed planted with taller species, finished with natural stone and incorporating seating with a combination of backrests, armrests and at different seat heights.

Type:

Other

Other (please specify):

Flood gate

Existing materials and finishes:

Proposed materials and finishes:

Steel flood gate providing access for the new boat ramp

Type:

Other

Other (please specify):

Boat ramp

Existing materials and finishes:

None

Proposed materials and finishes:

Plain brushed concrete surfaced boat ramp

Type:

Other

Other (please specify):

Reference:

Maintenance access gate and steps

Existing materials and finishes:

None

Proposed materials and finishes:

Mass concrete steps with steel gates and railings painted black providing maintenance access to riverward side of the wall.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac surfaced car park

Proposed materials and finishes:

Tarmac surfaced car park. Layout redesigned.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement (4021883-BUK-ZZ-00-RP-EN-00030)
Wall coping stones (4021883-BUK-ZZ-00-DR-C-05300)
Cladding detail (4021883-BUK-ZZ-00-DR-C-05200)
Embankment standard cross section (4021883-BUK-ZZ-00-DR-C-05000)
Area 1 proposed plan and longsection (4021883-BUK-ZZ-00-DR-C-01001)
Area 1 setting out (4021883-BUK-ZZ-00-DR-C-01003)
Area 1 wall tie-in west and plateau steps (4021883-BUK-ZZ-00-DR-C-01100)
Area 1 RC wall cross section (4021883-BUK-ZZ-00-DR-C-01105)
Area 1 pile wall cross section (4021883-BUK-ZZ-00-DR-C-01250)
Area 1 DCWW outfall (4021883-BUK-ZZ-00-DR-C-01300)
Area 2 proposed plan and longsection (4021883-BUK-ZZ-00-DR-C-02001)
Area 3 proposed plan and longsection (4021883-BUK-ZZ-00-DR-C-03001)
Area 3 boat ramp plan and longsection (4021883-BUK-ZZ-00-DR-C-03200)
Area 3 boat ramp flood gate details (4021883-BUK-ZZ-00-DR-C-03300)
Area 4 proposed plan and longsection (4021883-BUK-ZZ-00-DR-C-04001)
Area 4 car park layout (4021883-BUK-ZZ-00-DR-C-04400)

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Reference:

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before the application can be determined. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- Yes
 No

[Refer to the Welsh Government's Development Advice Maps website.](#)

If Yes, and you are proposing a new building or a change of use, please add details of the proposal in the following table

Type	Residential (number of units)	Non-residential (Area of land)
<input type="checkbox"/> Floodplain C1	<input type="text"/>	<input type="text"/> Hectares
<input type="checkbox"/> Floodplain C2	<input type="text"/>	<input type="text"/> Hectares

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment.

Refer to Section 6 and 7 and Appendix 1 of [Technical Advice Note 15: Development and Flood Risk](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

Reference:

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Reference:

Other

Foul sewage disposal not required.

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- Yes
 No

Employment

Will the proposed development require the employment of any staff?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Reference:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

Public consultation events held in person on 23rd November 2022, and online between 11th to 22nd December 2022 and 3rd to 23rd June 2025.

Pre-application consultation took place between 7th April and 18th May 2026, including in-person public event on 13 May 2026.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- Yes
 No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
 No

If No, can you give appropriate notice to ALL the other owners?

- Yes
 No

Certificate of Ownership - Certificate B

I certify/the applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Reference:

Declaration Date

dd/mm/yyyy

Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant
- The Agent

Title

First Name

Bethan

Surname

Hill

Declaration Date

12/03/2026

Declaration made

Reference: