

**REFERENCE:** P/23/511/BCB

**APPLICANT:** Bridgend County Borough Council - Regeneration, Civic Offices, Angel Street, Bridgend, CF31 4WB

**LOCATION:** **Grand Pavilion Esplanade Porthcawl CF36 3YW**

**PROPOSAL:** Conservation and repair of the building inc. refurbishment of the clock tower, stained glass windows and new metal roof covering to the dome; new extensions to provide passenger lift, an auditorium, gallery, wc's and supporting back of house areas; new glazed roof top pavilion and associated improvements and renovations to the existing building.

**RECEIVED:** 9 August 2023

**DEVELOPMENT CONTROL SITE INSPECTION UNDERTAKEN:** 03/04/2024

### **APPLICATION DESCRIPTION**

Full planning permission is sought for an extensive project to refurbish, extend and revitalise the Porthcawl Grand Pavilion.

The Grand Pavilion is a prominent, much-loved building within the community of Porthcawl and wider region embodying significant cultural and social heritage. It is a Grade II Listed Building set within Porthcawl Conservation Area, a significant heritage asset and a nationally important example of Art Deco, sea-front architecture.



**Figure 1 – The Grand Pavilion**

The building, opened in 1932, forms a focal point of the town's sea front activity and sits at the heart of the community from a social and cultural viewpoint. However, the Grand Pavilion is at a tipping point, following many years of piecemeal maintenance and patch-repairs; the building is now deteriorating and without comprehensive intervention is at risk of further decline. Exacerbated by the austerity of the pandemic, when the Grand Pavilion was closed for over 12 months, its long-term disuse highlights the importance of this major redevelopment proposal in forging a sustainable future that offsets the continued maintenance liability associated with such an historic ferro-crete structure in a seafront location. The building needs significant repair and refurbishment to secure its pivotal position within the community.

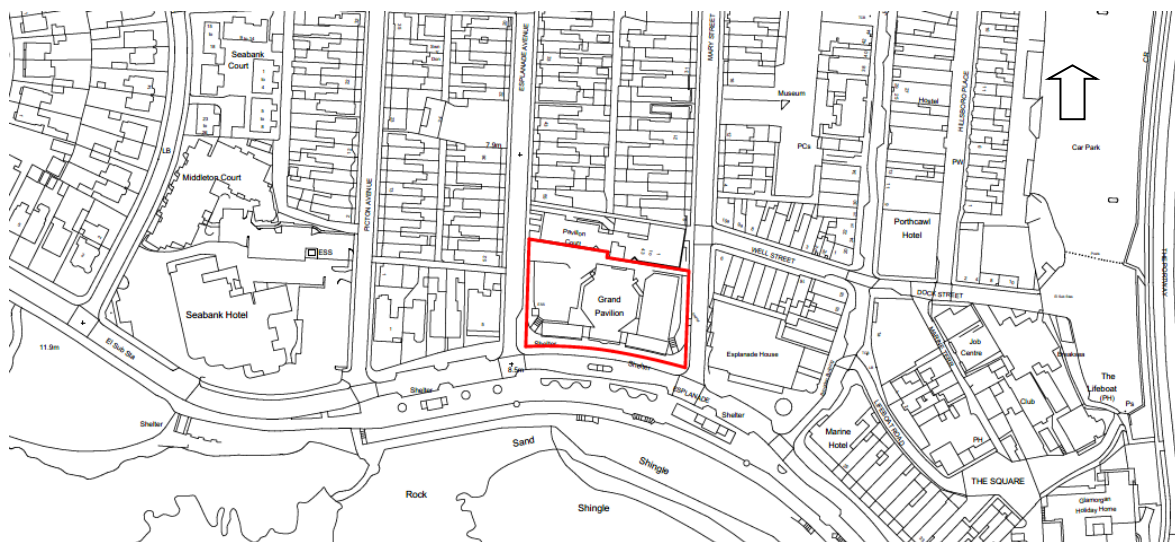
Bridgend County Borough Council (owners of the building), and Awen Cultural Trust (partner & leaseholder), have demonstrated a long-term commitment to this redevelopment proposal commissioning multi-disciplinary feasibility studies led by specialist conservation architects, Purcell, in 2016, 2019 and 2021, responding to changes in the local and global climate and economy.

The three main objectives sought for the proposed redevelopment scheme include:

- Effecting the beneficial and essential repair of the building to safeguard its future without detriment to its appearance, character, and heritage significance.
- Enhancing the existing facilities to enable the Grand Pavilion to perform its original function as a performance venue more efficiently.
- The provision of additional facilities to enable the Pavilion to serve the contemporary needs of its community.

In addition, collaborative workshops with Awen Cultural Trust, design teams and various other bodies seeking to establish the range of operational constraints and opportunities presented by the building, have been undertaken. Furthermore, numerous pre-application discussions and meetings have been held in respect of the redevelopment with public consultations and an extensive pre-application consultation being undertaken. The Application has also been amended over the duration of the planning application process.

Bridgend County Borough Council, in partnership with Awen Cultural Trust, have also successfully applied for various funding for the redevelopment proposals.



**Figure 2 – Site Location Plan**

The scheme has now evolved to a full planning Application submission that, overall, aims to rejuvenate the Grand Pavilion through sensitive conservation repair and alteration, and broaden the provision within the building through the construction of a new studio theatre. In addition, there would be new community spaces, improved accessibility, and new roof top pavilions (extension) accessing a terrace on a new flat roof of the wings. The domed roof would be sensitively restored, new insulation applied, and the original weathervane would be reinstated.

The redevelopment would improve the community and vibrancy within Porthcawl, contributing towards the social and cultural wellbeing of local people and visitors, whilst positively promoting the whole vitality and vibrancy of the seaside resort and wider locality.

More specifically, and in addition to the fabric and decorative repair of the existing building being proposed, the works and alterations are detailed as follows:

### **Lower Ground Floor**

The Grand Pavilion sits on a site that retains public highways to the south, east and west, with vehicular access into the car park from the north-west (off Esplanade Avenue). As

such, the lower ground floor is partially retaining and lies below the level of the surrounding streets. It is proposed to reconfigure the existing western car park to allow for accessible parking spaces, delivery vehicles and bicycle stands whilst also providing a minimum of 2 no. EV charging points. Elements of landscaping would be introduced around the car parking areas to soften its appearance.

A rear extension to the northwest corner of the building is proposed to aid back of house loading and form a more useable access to the dressing/changing rooms, and respond to the existing challenges of loading equipment and scenery up to stage level. Within this new extension would be a large loading lift, platform lift and stair core to allow the transporting of equipment direct to the main stage. The extension would be slightly offset from the very rear building line of the existing, main back elevation of the building, measuring 5.9m in width (maximum) with a two-storey design in effect, extending to a height of approximately 7.5m from ground level. It would incorporate largely bronze clad elevations with a small projection at first floor level to its western side to accommodate the stair core.

The central multi-use space (below the main auditorium), is to be stripped of its dated late C20th finishes to reveal the original concrete structure beneath and to maximise available head height. The space will be re-designed to be highly flexible and robust facilitating community events, exhibitions, or workshops, whilst a robust floor and wall finish would allow the space to double up as overflow dressing provision or a theatre workshop space when required. A bar area with a seating area and associated storage provision would be created to the eastern side of the multi-use space.

To the western side of the multi-use space a 'changing places' facility that would be open to the public, when the main building is open, would be created. Positioned to be near the main lift and entrance doors from the accessible parking spaces this facility would contain height adjustable, adult size changing bench, ceiling track hoist system, toilet, height adjustable washbasin and ancillary equipment such as privacy screen, waste disposal bin, paper roll dispenser etc. The facility would be for public use and would be advertised through its registration with the Changing Places charity.

A new studio theatre with an anticipated capacity of 156 seats is proposed to the eastern side of the building, extending to the first floor of the building and providing a smaller, more intimate performance space to the main, central auditorium. The new studio theatre would be created within a large proposed extension to the eastern side of the building that would extend from the existing wing of the building, backwards by approximately 24m and consume the full width of the plot up to the highway of Mary Street (approximately 12m being retained from the main mass of the new eastern extension and the Pavilion Court building that abuts the immediate north, rear of the Application site). The studio floor is to be sprung timber which combined with a retractable seating unit would provide great flexibility between rehearsals and flat floor events, in combination with cinema, live comedy and other seated events.

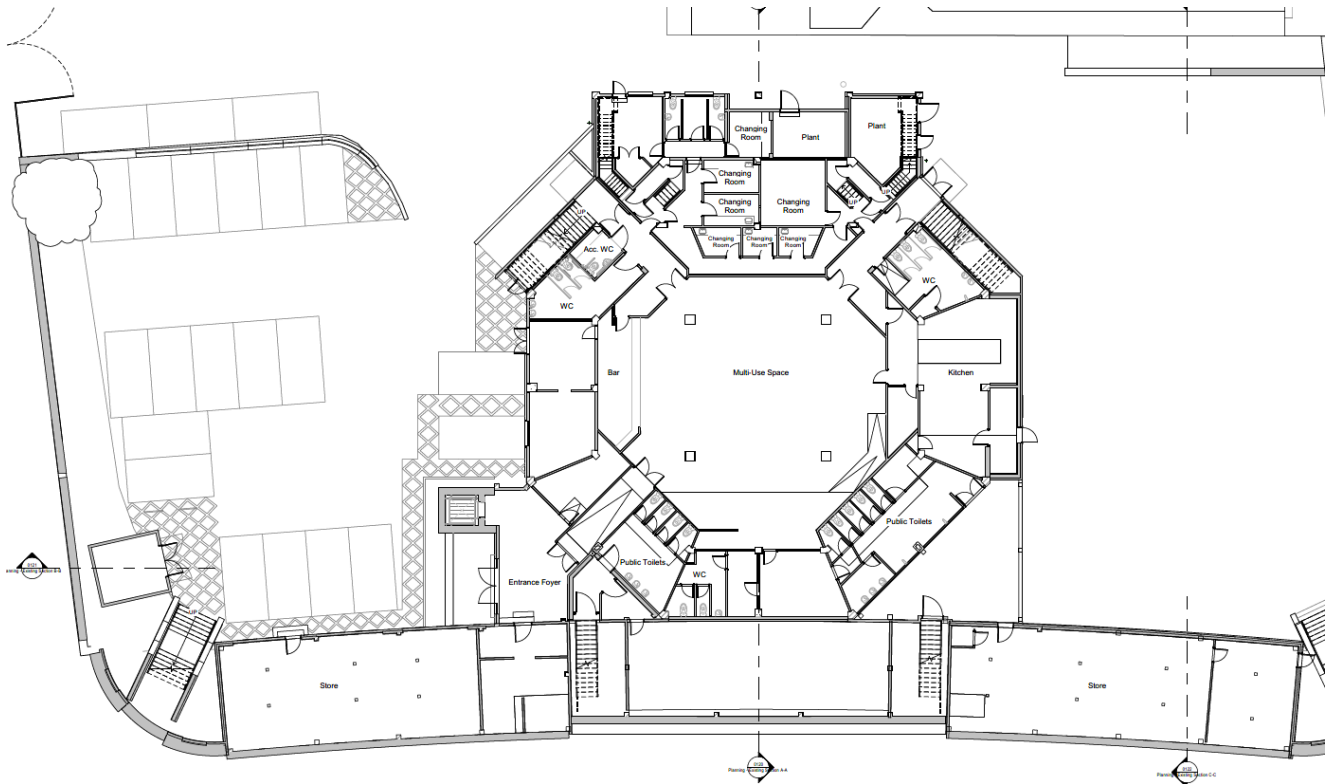
The creation of a generous commercial kitchen located within the extended eastern aspect of the building to meet the likely demands of a significantly redeveloped building.

The erection of a new extension behind the western wing of the building to create a flexible open plan staff office with meeting room. The existing western wing of the building generally being extended by approximately 5.8m to its rear aspect. Glazing would largely be created within the north facing elevation of the extended western wing of the building at lower ground floor level with concrete panelling above.

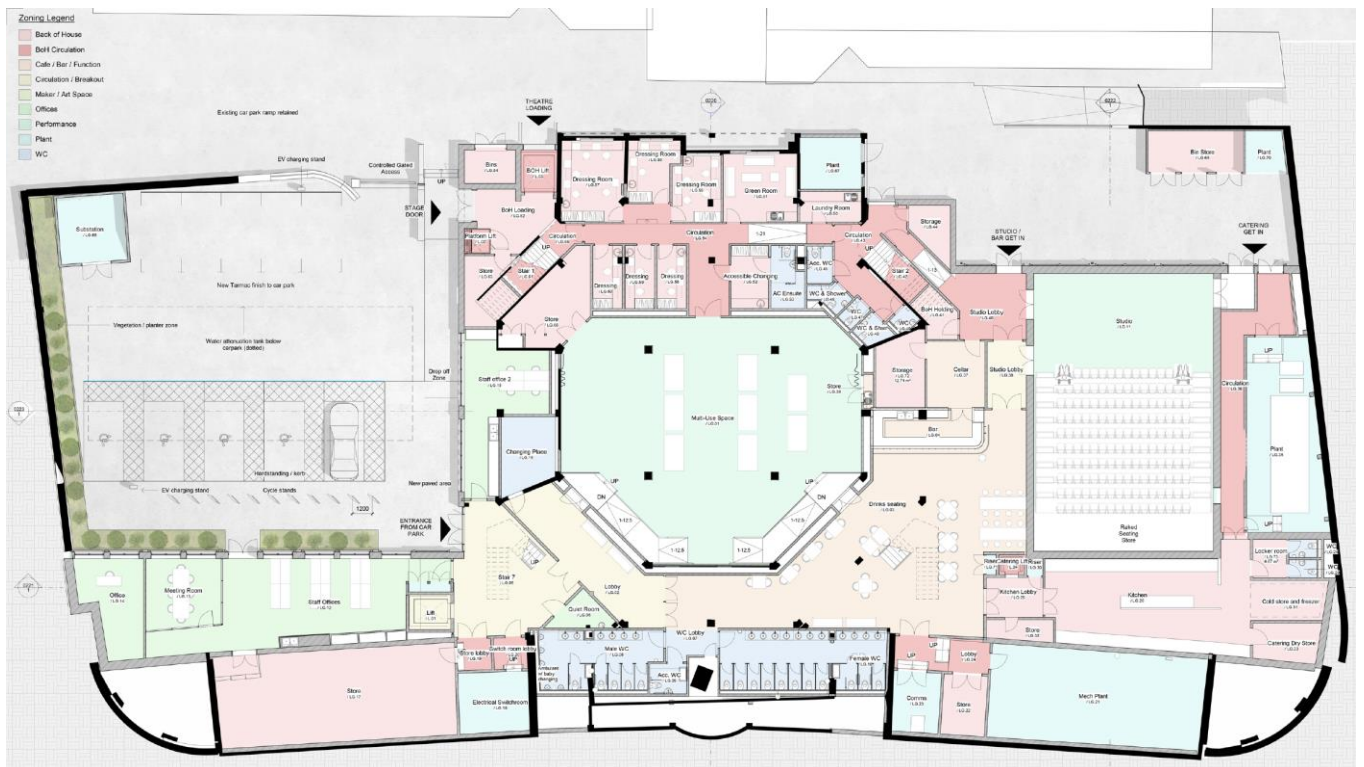
Further provision of male and female toilets towards the front/centre of the building.

The creation of a more open and generous foyer/lobby creating a link to the east and west of the building, fundamentally connecting two new stair cores that rise through all levels. Accessed off the proposed foyer is a passenger lift, the bar facilities, the redeveloped 'multi-use' space and the new kitchen area.

*Existing*



*Proposed*



**Figure 3 – Existing & Proposed Lower Ground Floor Layout**

## **Ground Floor**

The ground floor level is accessed directly off the Esplanade at street level, which forms the primary access to the building.

In response to the existing, somewhat confusing entrance sequence the proposals seek to reinstate the central, original entrance as the primary entranceway, accessed by all from a new integrated ramp from pavement level. The two triangular stair cores rise to ground floor from below, with existing partitions and obstructions removed to provide a more generous, open foyer and “milling” space as expected of a performance venue of such scale.

To the western arm of the extended building, a self-contained multi-use conference space is proposed which would provide flexible provision for community events, exhibitions and workshops whilst also allowing for functions with spectacular seafront views. Designed with its own bar, wc's and storage, the space could operate independently of other spaces, whilst opening out for capacity crowds to provide overflow milling, bar and wc provision.

The enhancement of the existing cafe to the east of the building that would continue to benefit from striking south facing sea views and, through a series of door openings, the offer can extend onto the pavement of the Esplanade.

The new studio theatre to the east of the main auditorium would be accessible from ground level via a fixed rear gallery. The gallery provides a technical operating position as well as wheelchair spaces with companion seats, allowing wheelchair users to enjoy all events in the space with easy access to the foyer, wc's and changing places.

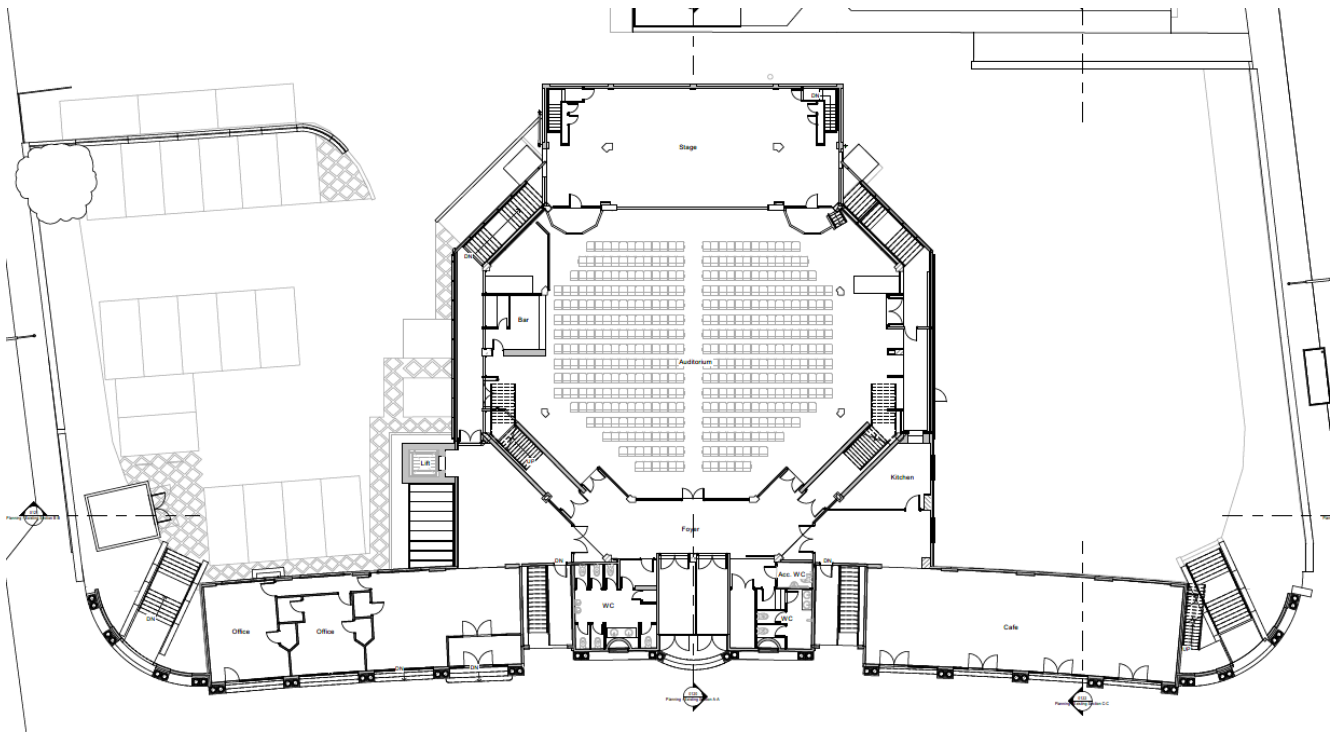
The main wc provision would be located directly to the east of the main auditorium.

The provision of flexible gallery space/studios to the very east of the newly extended building to align with the Grand Pavilion's identity of arts and culture, with a 'shop front' style window towards the very front and rear of the gallery within the Mary Street facade. The studio provision would allow for resident artists or flexible lettable studio space with the gallery intended to display the works of local artists and makers.

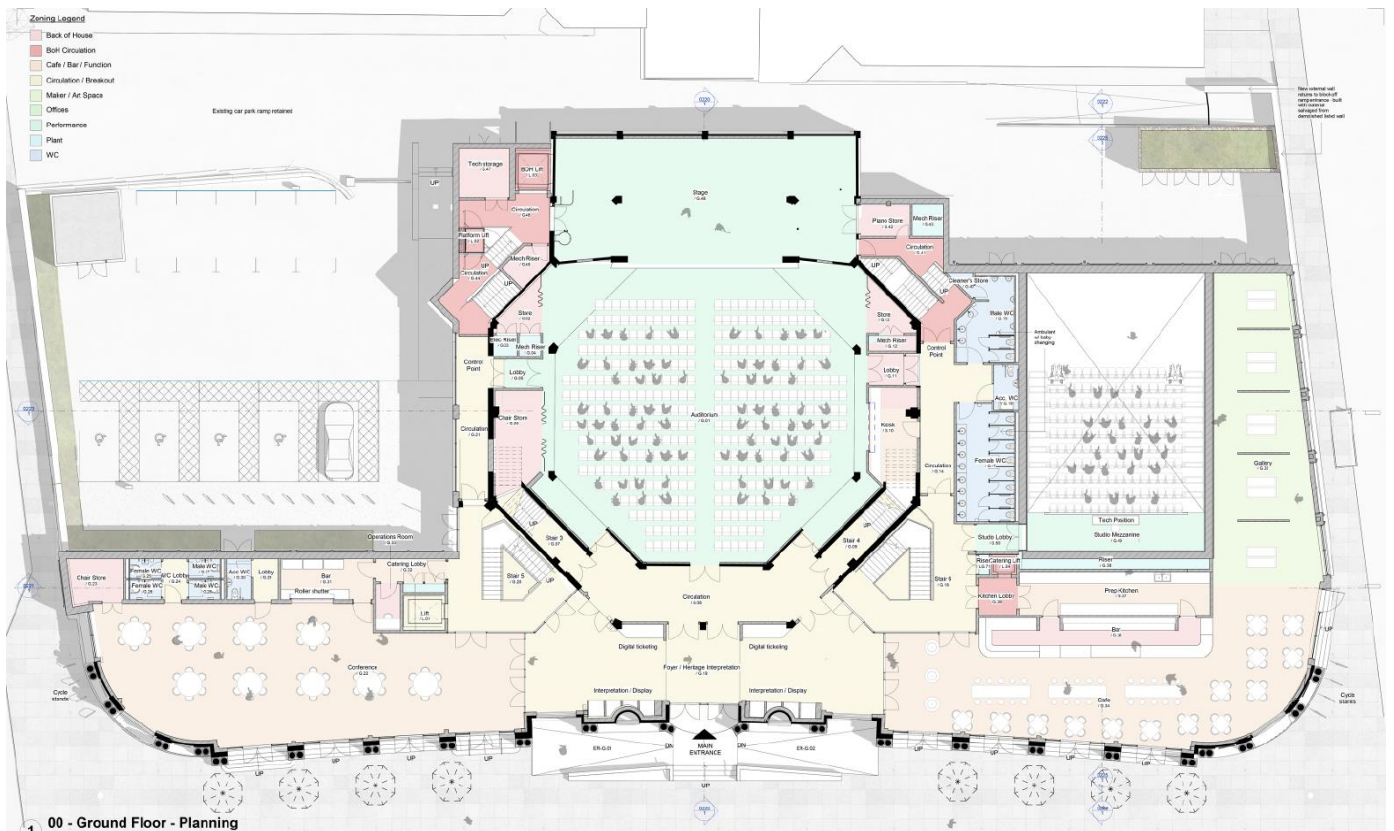
The main auditorium is largely original, 1932 construction with very intact Art Deco features. The redevelopment looks to make minimal intervention only where necessary in this space, to improve operations or accessibility. To the east and west of the auditorium, a built-in server kiosk, general storage and chair storage allows for servicing a range of events. On completion of the works the main auditorium would have an anticipated capacity of approximately 650 seats.



## Existing



## Proposed



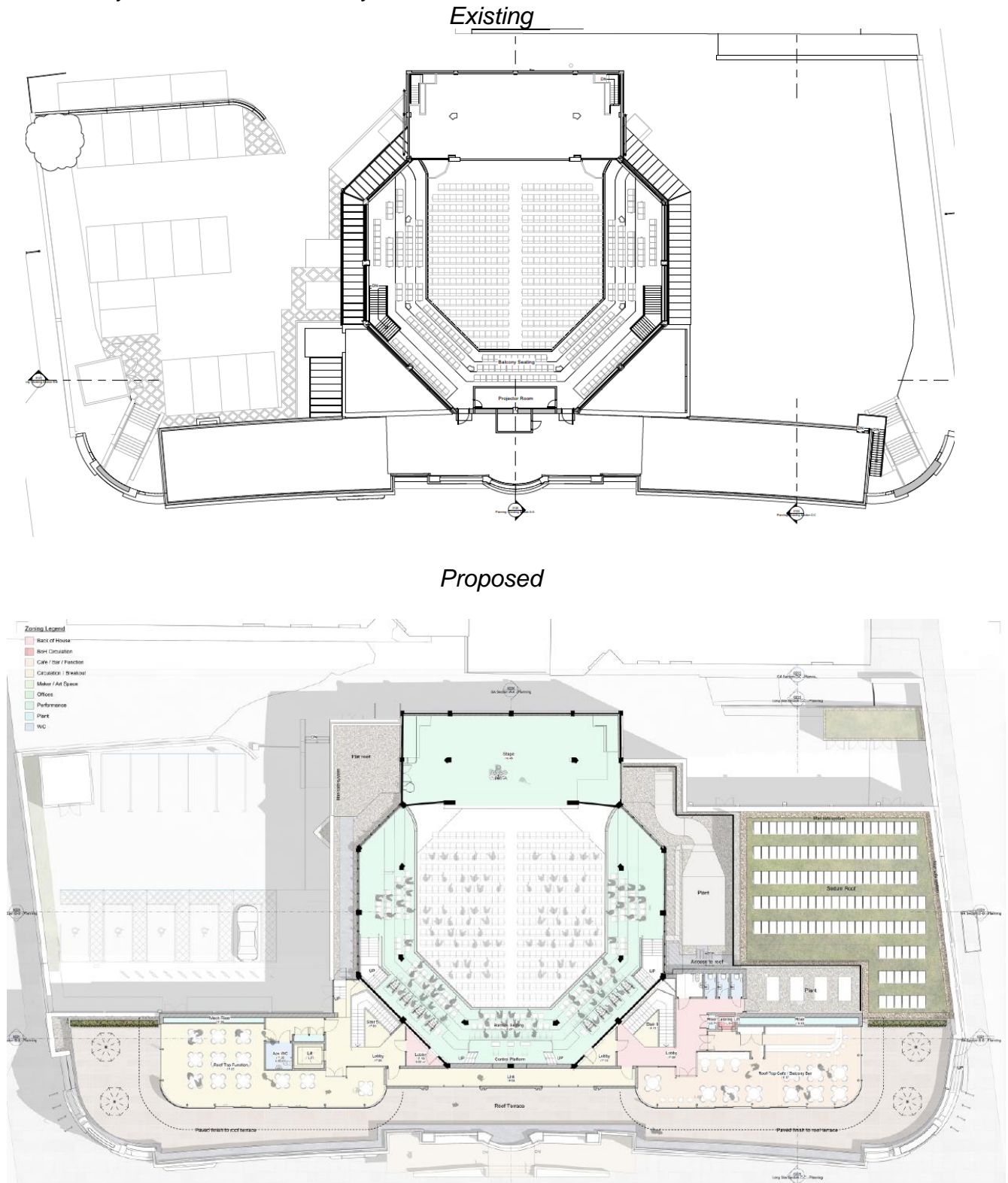
**Figure 4 - Existing & Proposed Ground Floor Layout**

### First Floor

At first floor level it is proposed to create a new extension forming a fully accessible rooftop pavilion in effect. The new, predominantly glazed feature (facing front) would benefit from spectacular south facing, elevated views over the Bristol Channel, with a roof-top cafe and roof-top function space being created (with a bar area, and unisex/accessible wc's also

being created), and breaking out through a highly glazed facade onto a rooftop terrace. A central, structural link to the front of the building would connect the east and west wing. Balcony audiences would effectively now be able to remain at balcony level during performances and relieve pressure on the bars and wc provision at the lower levels – the passenger lifts allowing the auditorium balcony to become fully accessible for the first time, providing wheelchair spaces with companion seats to a remodelled rear row.

The stained-glass windows around the auditorium at balcony level are to be repaired and reinstated into the space, providing natural light for appropriate events and discrete blackout systems when necessary.



**Figure 5 – Existing & Proposed First Floor Layout**

## Roof Level

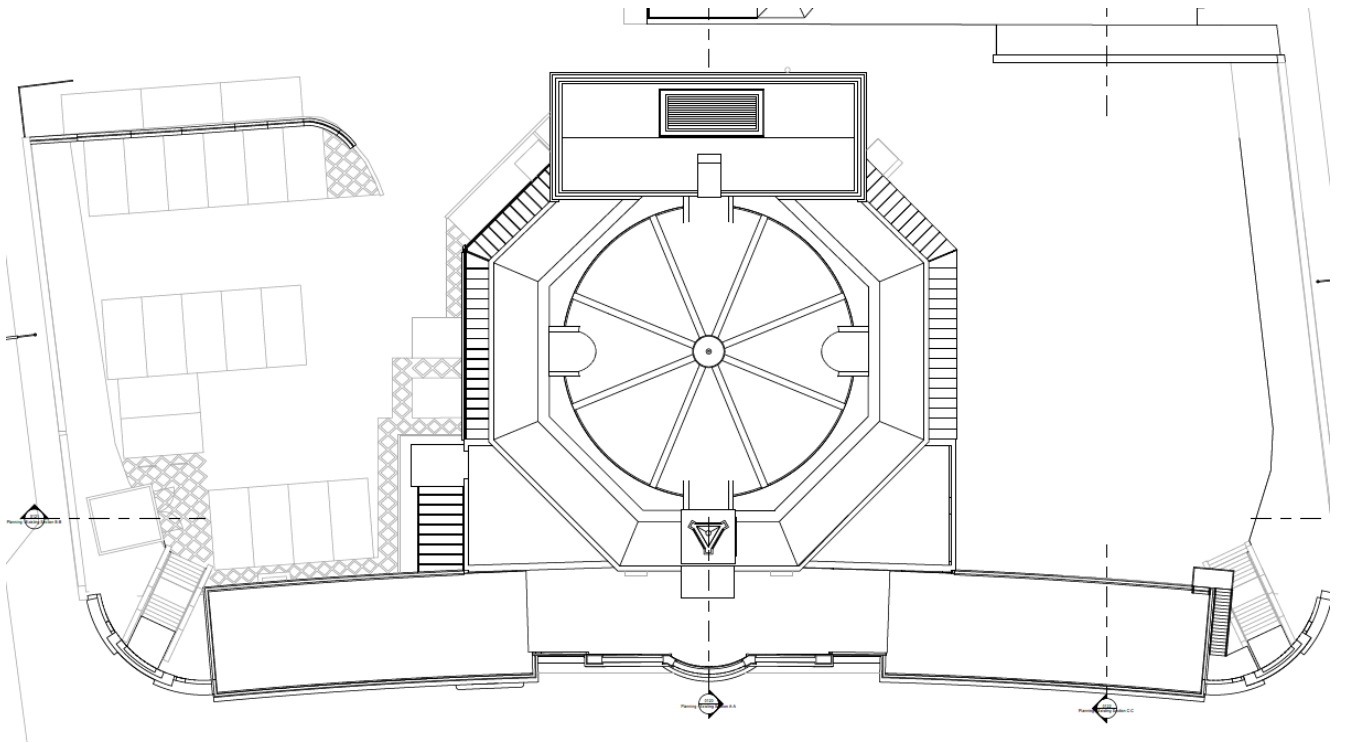
A green roof is proposed to the majority of the eastern extension, primarily above the new studio theatre, providing visual amenity benefit to onlooking residents and attenuation as part of a sustainable drainage strategy. The new roofs over the eastern extension are also carefully designed to conceal and acoustically shield rooftop plant in a recessed plant well, between the auditorium and the new studio space. Roof solar panels would also be introduced to the new flat roofed areas.

The existing concrete dome is exposed to the harsh seafront climate with a failing membrane cover. The dome presents a considerable cold bridge and, during capacity events, hot air rising and meeting the underside of the cold dome is causing concerns over condensation and damage to original finishes. To protect the existing concrete and combat these issues, an insulated ribbed metal finished over-roof is proposed.

General repair and refurbishment of the clock tower.

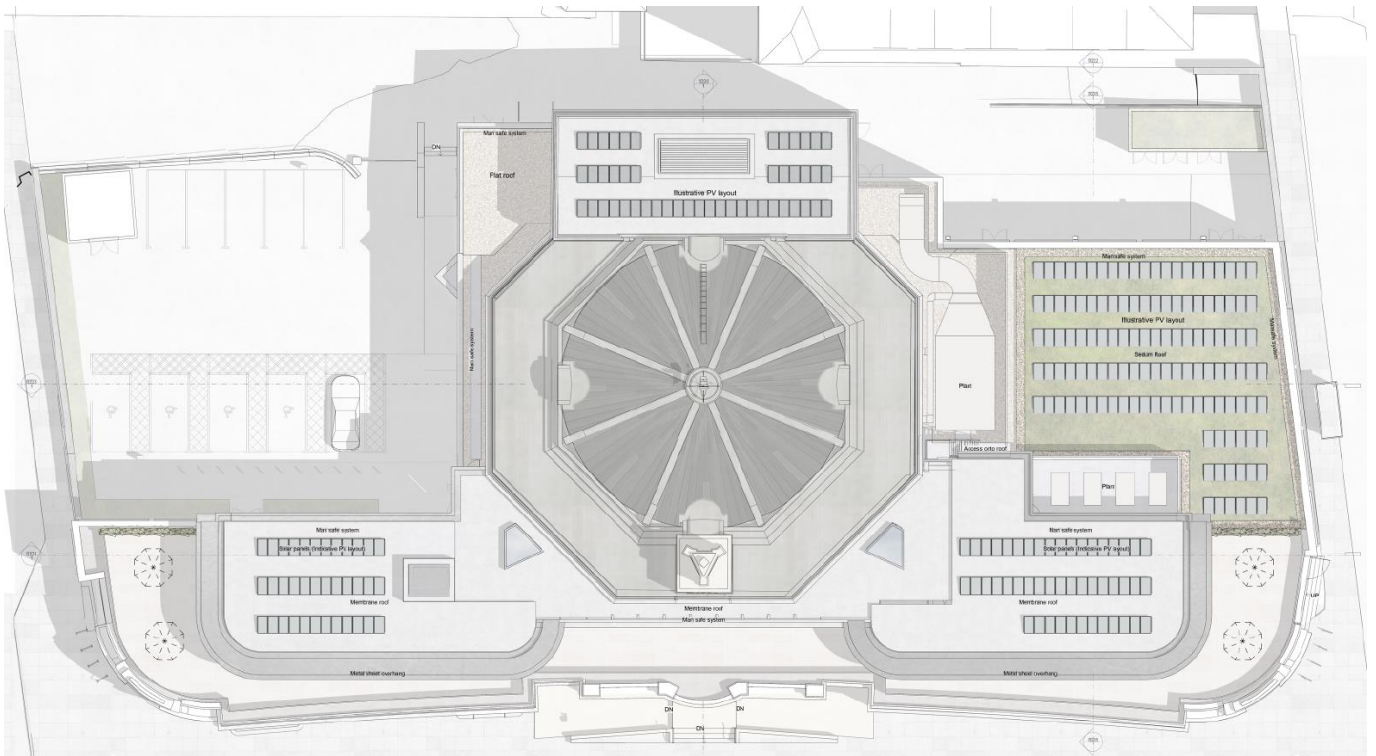
The roofs of the new roof top pavilion extensions are proposed as metal coverings with flush fittings and also solar panels to again benefit from the site's due south orientation.

*Existing*





## Proposed



**Figure 6 – Existing and Proposed Roof Layout**

### Elevational Changes and Details

The highly-significant Art Deco elevations of the original, 1932 ferro-crete Grand Pavilion are to be retained, repaired and re-decorated in accordance with original design intent. Existing doors, screens and windows within these historic elevations are to be replaced with new, historically appropriate profiles.

As detailed, the existing dome would receive an insulated metal covering in a ribbed configuration, retaining the hierarchy of the principal ribs that form the segmentation of the dome, with the original galleon weathervane refurbished and reinstated to its apex.

To the south (front), the set-back rooftop pavilions are to be read above the Art Deco principal facade beneath. The new rooftop pavilions are highly glazed, with a principal structural grid creating bays that reference the proportions of the Art Deco bays beneath. A structural link connects both pavilions beneath the clocktower, with the roof profile set below the eaves of the central dome, intended to retain its visual hierarchy and formal symmetry. A continuous roof overhang to the pavilions would provide solar shading.

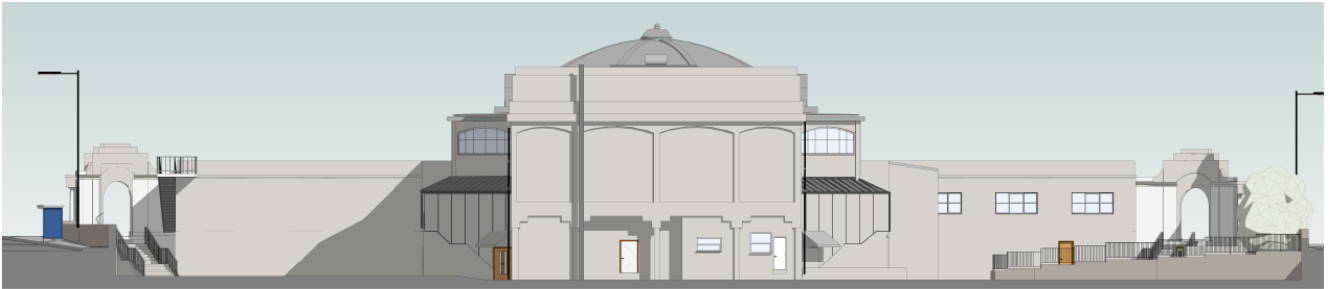
To the east, the new elevation is separated from the historic building by a glazed bay, with pigmented pre-cast concrete bays including a shopfront style window for the ground floor gallery and studio areas, creating a new facade along Mary Street. The existing side stone wall to the east of the building would be removed, although reused to define the very rear, remaining eastern boundary of the site.

To the west, the relatively modest back of house extension to the north-west of the building would be clad in bronze coloured metal, with a structural connection to the largely glazed western walkway and extended western wing.

To the north, the redevelopment is directly overlooked by residents in an adjacent apartment block. Therefore, to enhance the visual amenity, green roofs over the

extended spaces are combined with pre-cast concrete panels and engraved screens/displays designed to display artwork and stories of the building and the town. The pre-cast concrete elements are complimented with bronze panelling where the extension connects back to the main central building, providing a visual separation.

*Existing Elevations*



## Proposed Elevations



**Figure 7 – Existing & Proposed Elevations of the Building**

Information submitted in support of the Application highlights the approximate time scale for the development works. It is anticipated that full construction works would start towards the end of November 2024, with practical completion by 24 July 2026, opening to the public in mid - October 2026. Certain small scale enabling works, including opening up works and soft strip are anticipated to begin onsite at the end of May 2024.

### **SITE DESCRIPTION**

The Grand Pavilion is located within the built-up area of Porthcawl. Situated prominently on the sea-front Esplanade and within Porthcawl Conservation Area. The building is orientated roughly on a north - south axis with its front, principal south elevation benefiting

from direct views across the Bristol Channel.

Directly to the front of the building is a broad pavement and on the opposite side of the highway, is a relatively wide sea-front promenade. Positioned to the western side of the Application site is Esplanade Avenue, a traditional residential street of gabled Victorian houses. The building's existing car park is accessed from Esplanade Avenue via a sloping access on the site's western side. There is a traditional stone wall defining the western boundary of the site, that pre-dates the construction of the Pavilion in 1931/32. The eastern side of the building is adjoined by Mary Street, with a relatively modern development of shops and apartments known as 'Esplanade House' situated beyond, which is the former site of the Esplanade Hotel. There is also a stone boundary wall (retaining feature) along the eastern side of the site that would need to be demolished as part of the proposal. The scheme would result in the removal of a small tree in the northwestern corner of the site. The rear of the site, to the north, is immediately abutted by a four-storey block of flats, known as 'Pavilion Court'.

The Application building itself is a Grade II Listed Building, recognised as an important sea front building retaining much of its original character and reflecting Porthcawl's development as a major South Wales sea-side resort after the closure of the docks in 1906; also for its importance in its use of ferrous concrete. The building is characterised by its graceful curving form, elegant central roof dome, crisp, moulded details and rendered elevations.

The building whilst showing obvious signs of decay and decline serves as a relatively rare example of a seaside entertainment building dating from 1932 and despite minor changes and alterations remains a fine and substantially intact example of sea-front architecture in Wales.



**Figure 8 – Photographs of the application building**

In addition to the submitted plans and visualisations, the planning Application is supported by the following documentation:

- Design and Access Statement
- Heritage Impact Statement



- Feasibility Reports
- Baseline Noise Survey Report
- Access Statement
- Transport Statement
- Travel Plan
- Pre-Application Consultation Report (PAC)
- Preliminary Roost Assessment & Bat Emergence Survey

Given the status of the Application building, Grade II Listed, a supporting Listed Building application has also been submitted, P/23/512/LIS refers.

### **RELEVANT PLANNING HISTORY**

P/23/512/LIS – application for Listed Building Consent for the conservation and repair of the building inc. refurbishment of the clock tower, stained glass windows and new metal roof covering to the dome; new extensions to provide passenger lift, an auditorium, gallery, wc's and supporting back of house areas; new glazed roof top pavilion and assoc. improvements and renovations to the existing building – Under Consideration

P/17/1053/LIS - Internal redecoration of building – Granted 05/02/2018

P/12/798/LIS - Install fresh air inlets at ground & 1st floor level including 18 No. aluminium grilles – Granted 11/02/2013

P/09/977/LIS - Construction of new entrance steps and disabled ramp on front elevation of existing building – Refused 25/03/2010

P/07/617/BCB - Internal & external alterations for construction of lift shaft to rear – Granted 19/09/2007

P/07/614/LIS - Internal & external alterations and extensions external lift shaft to rear (LB consent) – Granted 07/02/2008

P/05/782/LIS - Addition of a cat ladder from the upper roof to the lower roof to allow a permanent fire escape – Withdrawn 04/04/2006

P/97/917/BCB - Disabled access ramp and platform with railings to front elevation – Deemed Consent 02/12/1997

P/95/691/OBC - Alterations to form bar, offices and covered way – Deemed Consent 22/08/1995

### **NEGOTIATIONS**

As highlighted, the Application has been subject to varying pre-application discussions and public consultation events with the redevelopment proposals being widely advertised in the local community.

During the processing of the Application a detailed/up-to date bat survey and biodiversity mitigation/enhancement measures were also sought in support of the planning Application. At the request and following discussions with the Council's Conservation Team the Application has also been revised and amended during the planning Application process.

## **PUBLICITY**

Neighbours have been notified of the receipt of the planning Application and the scheme has been the subject of site and press notices due to its location within a Conservation Area and given its potential impact on the setting of a Listed Building.

The period allowed for response to consultations/publicity expired on 22 April 2024.

## **CONSULTATION RESPONSES**

**Porthcawl Town Council Observations** – No objection. It is commented that during construction works noise and parking disruption should be kept to a minimum to avoid adverse impacts on neighbours and the acoustics and appearance of the dome should be conserved.

**Natural Resources Wales** - No objection.

**Head of Street Scene (Highways)** - No objection subject to conditions.

**Conservation and Design Officer** – ‘No objections subject to conditions. When commenting on the accompanying Listed Building application (P/23/512/LIS refers) and current, revised submission, it is advised the application is considered to enhance the original historic and architectural character of the building whilst introducing sensitive new additions...the application is considered to accord with both national and local planning policies and protects the original historic and architectural character of the Porthcawl Grand Pavilion. The scheme is therefore supported for approval subject to conditions (in respect of a building recording survey, submission of structural reports in respect of demolition, detailed finishing materials and car park landscaping).’

**Dwr Cymru/Welsh Water Developer Services** - No objection subject to condition and informative notes.

**Destination and Countryside Management** - No objection.

**The Theatres Trust** - No objection.

**Structural Engineer** - No objection (general observations provided that have been forwarded to the applicants/agents for reference).

**Fire Service** - No objection.

**Head of Street Scene (Drainage)** - No objection subject to conditions and advisory notes.

**Shared Regulatory Services (Public Protection)** - No objection subject to conditions.

**Glamorgan Gwent Archaeological Trust** - No comments received on the planning application.

## **REPRESENTATIONS RECEIVED**

The owner/occupier of 39 Esplanade House supports the scheme.

The owner/occupier of 2 Pavilion Court (to the rear of the site) objects to the scheme, highlighting:

*‘I am worried about noise, disturbance and mess/dust that will come from the building work being proposed and also the potential loss of light given the height and distance of the*

*development works from my apartment windows... I do however think that work is much needed to bring the building into the 21<sup>st</sup> Century.'*

The owner/occupier of 6 Pavilion Court also objects to the scheme, stating:

*'I have made my worries known to the members of the architecture team that I am not opposing this development as it is exciting for the building and Porthcawl but grave concerns for my health and well-being while it is being done...please ensure measures are taken for my breathing (fresh air) (2) the fact that you are taking years to do this project has decreased my value (3) I am looking with my husband to be compensated for this.'*

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The comments and concerns of the local residents have been duly acknowledged in this case and, as further discussed in the Appraisal Section of this report, on balance, the planning Application is considered acceptable in terms of its likely impact on the general levels of amenity enjoyed by neighbouring occupiers, including those occupiers of the Pavilion Court building, to the north of the site.

Inevitably with any development project of the scale detailed there will be general disturbance and disruption to the nearest neighbouring occupiers during the construction phase of the development. However, this is considered of a temporary nature and not a justified reason to warrant the refusal of such a planning application. Furthermore, following consultation and discussion with Shared Regulatory Services (Public Protection), a condition for the submission of an appropriate construction management plan (CMP) for the demolition and construction periods is also suggested, should planning permission be granted for the project. Such a condition would aim to minimise and manage construction noise, hours of operation, and dust emissions for example in the interests of safeguarding levels of amenity for neighbouring occupiers, during the construction phase.

In terms of loss of light and outlook, the proposal would increase the form and massing of the Application building in terms of its relationship to neighbouring buildings, although this on balance, is considered acceptable and does not raise such adverse impacts on neighbouring occupiers, to warrant the refusal of the scheme, particularly when considering the benefits and merits of this comprehensive redevelopment scheme of the Grand Pavilion to the wider public.

It is also acknowledged some loss of views would occur from the south facing windows of the Pavilion Court building, although this is not a material planning reason to justify the refusal of the application.

## **POLICY CONTEXT**

### **Local Policies**

The Development Plan for the area comprises of the Bridgend Local Development Plan 2018 – 2033 which was formally adopted by the Council in March 2024, and within which the following policies and supplementary Planning Guidance are of relevance:

- Policy SF1 - Settlement Hierarchy and Urban Management
- Policy SP1 - Regeneration and Sustainable Growth Strategy
- Policy SP3 - Good Design and Sustainable Place Making
- Policy SP4 - Mitigating the Impact of Climate Change
- Policy SP5 - Sustainable Transport and Accessibility
- Policy PLA11 - Parking Standards
- Policy PLA12 - Active Travel

- Policy SP8 - Health and Well-being
- Policy SP9 - Social and Community Infrastructure
- Policy COM9 - Protection of Social and Community Facilities
- Policy SP12 - Retailing, Commercial and Service Centres
- Policy ENT6 - Retail and Commercial Development
- Policy SP15 – Sustainable waste Management
- Policy ENT15 Waste movement in new development
- Policy SP17 - Conservation and Enhancement of the Natural Environment
- Policy DNP6 - Biodiversity, Ecological Networks, Habitats and Species
- Policy DNP9 - Natural Resource Protection and Public Health
- Policy SP18 - Conservation of the Historic Environment

### **Supplementary Planning Guidance**

- SPG02 – Householder Development
- SPG17 – Parking Standards
- SPG19 – Biodiversity and Development: A Green Infrastructure Approach
- Porthcawl Placemaking Strategy – May 2022

### **National Planning Policy and Guidance**

National planning guidance in the form of Planning Policy Wales (Edition 12, Feb. 2024) (PPW) and Future Wales – the National Plan 2040 (Feb. 2021) are of relevance to the determination of this Application.

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes, the following are relevant to this proposal:

Planning Policy Wales TAN 4: Retail and Commercial Development  
 Planning Policy Wales TAN 5: Nature Conservation and Planning  
 Planning Policy Wales TAN 12: Design  
 Planning Policy Wales TAN 18: Transport  
 Planning Policy Wales TAN 24: The Historic Environment

### **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without comprising the ability of future generations to meet their own needs (Section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this Application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.



## **The Socio Economic Duty**

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010), which came into force on 31 March, 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and, whilst this is not a strategic decision, the duty has been considered in the assessment of this Application.

## **APPRAISAL**

This Planning Application is referred to the Council's Development Control Committee due to the objections raised by two residents against the scheme, with the Application being submitted by the Bridgend County Borough Council Regeneration Section.

As stated above, the planning Application seeks consent for a comprehensive and significant re-development proposal for the Grand Pavilion, Porthcawl. The Application building is Grade II Listed and lies within a prominent position within the Porthcawl Conservation Area, on the sea front. Having regard to the above, the key considerations in the determination of this Application are therefore the principle of the scheme, the impact on visual amenity, the impact on the appearance and setting of the existing Listed Building and surrounding Porthcawl Conservation Area, and residential amenity impact. Highway safety, land drainage and biodiversity implications are further considerations in this case.

### **Principle of the Development**

The Application site lies within the main settlement of Porthcawl, as defined by Policy SF1: Settlement Hierarchy and Urban Management of the adopted Local Development Plan (2018 - 2033) (LDP). Policy SF1 states that "Development will be permitted within settlement boundaries at a scale commensurate with the role and function of settlements".

The site is also located within the Porthcawl Regeneration Growth Area as defined by Policy SP1 Regeneration and Sustainable Growth Strategy. Furthermore, the Application site is subject to Policy SP12 Retailing, Commercial and Service Centres of the LDP which defines the site as part of the Porthcawl Commercial/Service Centre. Policy SP12 states that all new developments within retailing and commercial centres should provide retail, community or commercial floorspace on the ground floor.

Policy SP9 Social and Community Infrastructure of the LDP also highlights that in order to maintain and improve the quality of life of residents, social and community uses and/or facilities will be retained or enhanced.

The Application site is situated inside the settlement boundary and relates to an existing, well established social and community facility in the form of the Grand Pavilion, with the proposal aimed at improving, beneficially repairing, and enhancing the building to address its current decline and provide a viable and sustainable future for its original use, with the scheme therefore raising no 'in-principle' concerns. The proposal would clearly add to the vibrancy and vitality of the wider Porthcawl area, maintaining and adding to the provision and diversity of activities and uses enjoyed within this seaside town.



**Figure 9 – Visual Impression of the Grand Pavilion post redevelopment.**

### **Visual Impact (impact on the character and appearance of the Listed Building and surrounding Porthcawl Conservation Area)**

The Planning system manages the development and use of land in the public interest, contributing to improving the economic, social, environmental and cultural well-being of Wales as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and as stated in paragraph 1.2 of Planning Policy Wales (Edition 12, February 2024) (PPW12).

The acceptability of the proposed development is assessed against Policy SP3 of the Local Development Plan (2018 - 2033) which stipulates *“all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment”*.

PPW12 states at paragraph 3.9 *“the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important Planning considerations”*.

Furthermore, Policy SP18: Conservation of the Historic Environment of the LDP states development proposals must protect, conserve, and, where appropriate preserve and enhance the significance of historic assets and their settings. In particular, there is a general presumption in favour of the preservation or enhancement of the significance of historic assets and their settings, including, Listed Buildings and Conservation Areas.

In respect of the conservation of the historic environment, Planning Policy Wales (Edition 12), objectives are to preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life and its importance as a resource for future generations.

Section 66 of the Listed Buildings Act 1990 dictates that special regard to the desirability of preserving a Listed Building or its setting must be had when determining a planning application. In addition, Technical Advice Note 24 (**TAN24**): The Historic Environment (2017) provides guidance on how aspects of the historic environment should be considered.

A key consideration in the determination of this Application is the potential impact of the redevelopment and extension works on the setting of the existing building (Grade II Listed), and its potential impact on the wider character and appearance of the Porthcawl Conservation Area.

Paragraphs 1.25, 1.29 and 6.7 of TAN24 are of relevance to this scheme and state:

*“1.25 The setting of an historic asset includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.”*

*“1.29 The Local Planning Authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses received from consultees as part of this process. A judgement has to be made by the consenting Authority, on a case-by-case basis, over whether a proposed development may be damaging to the setting of the historic asset or may enhance or have a neutral impact on the setting by the removal of existing inappropriate development or land use.”*

*“6.7 Many Conservation Areas include the commercial centres of towns and villages. Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality and accords with the area’s special architectural and historic qualities. Many Conservation Areas include sites or buildings that make no positive contribution to or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.”*

Paragraph 6.1.11 of PPW12 states for listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use.

A comprehensive Design and Access Statement and a detailed Heritage Impact Statement have been produced in support of the planning Application and aim to demonstrate that the redevelopment would not have a detrimental impact on the setting of the Listed Building or the character and appearance of the surrounding Porthcawl Conservation Area.

The importance of this investment and development scheme is fully appreciated in this case, to ensure the future conservation and ongoing operation of the building, and it is considered the development proposals, that have been subject to extensive pre-application consultations and exhibitions and various feasibility studies and amendments, do now provide for a sympathetic and appropriate redevelopment scheme that can be supported in design terms.

The proposed development would mark the extension to the eastern and western sides of the building, utilising existing hardstanding areas largely behind the main, primary curved, facade of the building, accommodating a new studio theatre/performance space to enhance the cultural offer and greater diversity in programming at the venue, including smaller productions aside from the main auditorium. There would also be a small extension to the rear to facilitate improved loading and removal of stage equipment. The key change to the front elevation and first floor of the building would be a new, highly glazed and contemporary roof extension, expanding across the near full width of the

building with a set back from the ground floor, side elevations and from the historic, main front elevation of the building. A new front access ramp is also proposed.



**Figure 10 – Visual Impression of the proposed front elevation**

The proposed works would clearly have an impact on the general form and appearance of the building, although are considered to appear sensitive and sympathetic to the host building and would enhance and broaden the provision within the building, with the first-floor extension in particular appearing justified to enhance the experience and offer of the Grand Pavilion and sustain its ongoing operations. The first-floor extension is set back and set down below the main roof dome and clock tower to ensure it does not appear jarring with these original features. The relatively streamlined profile of the roof extension would complement the deco style of the existing wings whilst also appearing as a contemporary and lightweight addition. Shallow PV solar panels would be added to the roof of the new glazed roof extension although the historic, external front elevation (ground floor) would still read as the original exterior and is proposed to be sympathetically and sensitively repaired as part of the works.

The roof of the domed, main auditorium has been overpainted and lost its definition; the works to restore and improve a more defined historic appearance of this roof feature, would enhance and augment the visual appearance of the building. It is detailed the proposed metal cladding would be of a similar colouration to the existing roof limiting the change in visual appearance from street level.

The proposed extensions to the east, west and north(rear) of the building would be erected in historically open spaces now used for car parking and servicing purposes with no meaningful contribution to the significance of the Listed Building. The rear extension rationalises the rear elevation of the building and would be partially finished in a bronze cladding differentiating it from the historic fabric, although it would not be viewed in the context of the principal, public facing elevations of the building.

The western extension increases the depth of the west wing and floor space provision for staff areas, office and a multi-use community space. Its lower and ground floor would be clad in pre-cast concrete sympathetic to the rendered ferro-crete concrete of the original building. The scale and appearance of the western aspect is not considered overly adverse but in keeping with the existing character of the site.





**Figure 11 – Visualisation of proposed western side of the building**

The proposed eastern extension, whilst largest in scale to primarily accommodate the new studio auditorium, would enhance the significance of the Listed Building in that it would expand and enhance the performance and theatre offering that can be provided, which is considered a critical component of the building's significance. The side extension has been designed to be subordinate, utilising the sunken yard area and largely appearing single storey from street level. The mass is reduced through a mix of finishing materials including bronze cladding to mirror the finishes of the northern, rear extension and use of further decorative panels to the rear, and pre-cast concrete. New feature, 'shop style' windows, are proposed to add a more active frontage along Mary Street to the benefit of the general visual qualities of this area of streetscape and the external public realm.



**Figure 12 – Visualisation of proposed eastern side of the building.**

Members are advised, Conservation Area designation does not prohibit new development providing it preserves and enhances the character of the conservation area. The scheme is considered acceptable in design terms and any impact on the Conservation Area is outweighed by the cultural, social and community benefits brought by the scheme as a whole, in keeping a much-loved asset in beneficial use. It is considered that the works, whilst extensive and clearly noticeable are not disproportionate to their setting. The alteration and upgrade works would provide a sustainable future for the building whilst retaining its key characteristics. The proposal for a glazed roof extension is bold yet complimentary to the building's character and would help reinforce the buildings role as a landmark on Porthcawl's sea front. Internally, the scheme provides a series of flexible spaces at many different scales. The main auditorium would be largely unchanged from its 1932 appearance with minor changes to improve its functionality. The new front access

ramp would bring about significant accessibility benefits with the scheme as a whole greatly benefitting the Grand Pavilion's traditional role as a focus point for community, leisure and cultural activities.

A condition is attached to the recommendation, requiring additional detailed specifications of the materials and finishes proposed for the development including the new extensions, window and door details and glazing elements, and the signage proposed for the revamped venue. The condition would also require full details of the lighting scheme for the building, should planning permission be granted in this instance.

The Council's Conservation and Design Team, including the Council's Senior Conservation Officer, has been fully engaged and involved with the Application submission and is in full support of the revised planning Application. It is commented that the scheme seeks to develop the Grand Pavilions full potential and the Application is thoroughly well researched and supported by extensive annotated plans and relevant documents. The proposals are based on the findings of a detailed Heritage Impact Assessment and have informed a holistic strategy for The Porthcawl Grand Pavilion. The submitted scheme addresses all potential impacts on the original historic fabric from new mechanical and electrical equipment, repair of failing concrete elements, removal of latterly applied additions and infills that detract from the original form.

By using Cadw's Conservation Principles, the Application proposes to utilise best practice in the historic built environment for all repairs and sensitive proposals. It also embraces new additions that are of their time and will present the Pavilion to further use its resources and expand its usefulness to the community within which it is located.

The Application further addresses energy issues and how best to mitigate and reduce the need for non-renewable energy and ultimately reduce the running costs of the venue. Such actions help towards achieving a sustainable future. The submitted plans detail routes for all mechanical equipment and these are assessed for their impact on the original fabric. An intent to re-use existing routes and only use new routes where needed has been adopted and is supported for approval.

The level of engagement with users, community groups and elements of the Council and Cadw have been helpful and create a sense of ownership of the proposal. The Application is considered to enhance the original historic and architectural character whilst introducing sensitive new additions.

The Application is considered to accord with both national and local planning policies and protects the original historic and architectural character of the Porthcawl Grand Pavilion. It is therefore, supported by the Senior Conservation Officer for approval subject to conditions (in respect of a building recording survey, structural reports in respect of demolition, detailed finishing materials and car park landscaping).

In this case, and in view of the Conservation and Design Team's comments on this Application and the associated Listed Building Application, who, as detailed, are fully in support of the scheme, the Application has successfully addressed the potential effects of the redevelopment proposals on the Listed Building and the Conservation Area and, through the imposition of conditions, it is considered that the works would have an acceptable impact on the setting of the Grade II Listed Building and would preserve the character and appearance of the Porthcawl Conservation Area.

In conclusion, it is considered that the proposed development complies with Policies SP3 and SP18 of the LDP and advice contained within Planning Policy Wales 12 and TAN24

in respect of visual amenity and the subsequent impact on the character and appearance of the Listed Building and surrounding Porthcawl Conservation Area.

### **Residential Amenity Impact**

Planning Policy Wales (Edition 12, February 2024) states at paragraph 2.7 that:

*“Placemaking in development decisions happens at all levels and involves considerations at a global scale, including the climate emergency, down to the very local level, such as considering the amenity impact on neighbouring properties and people”.*

Criterion (k) of Policy SP3 of the Local Development Plan (2018 - 2033) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers is not adversely affected by development proposals.

In this case, the Application building is surrounded to its eastern and western sides and its frontage (south) by vehicular and pedestrian highways and the proposed works would therefore have limited impact on the properties that flank the site and are set beyond the highways of Esplanade Avenue and Mary’s Street. It is fully acknowledged that the site is directly abutted by a four-storey, residential apartment block, ‘Pavilion Court’ that is situated to the north of the site and has numerous window openings directly facing the Application site (within its southern elevation). The occupiers of No.2 and No. 6 Pavilion Court have raised objections against the scheme on the basis of potential loss of light and outlook as a result of the works, with comments also being raised about loss of amenity and disturbance during the construction phase, as earlier detailed.

It is fully acknowledged the Application proposal involves the erection of new extensions to the existing Grand Pavilion building, primarily in the form of extensions to its rear, eastern and western sides and the provision of a new first floor extension, of a predominantly glazed nature to the front, existing roof space of the building. Inevitably the general massing and scale of the building would be altered when viewed from Pavilion Court, although it is considered that an appropriate and acceptable offset would be maintained from the new development proposals and the existing, established residential properties. Furthermore, given the lower level of aspects of the Grand Pavilion building in relation to the neighbouring residential units, the high design qualities of the new extensions that incorporate green roofs, the use of quality finishing materials and rear decorative panels, the outlook from numerous window openings within the Pavilion Court building would arguably be enhanced and improved in comparison to the existing situation (currently overlooking a bland hardstanding area/car park). In addition, during the design process and following initial consultations in respect of the scheme, the overall height of the eastern extension and new studio auditorium has been reduced to respect the outlook and levels of lights being received into the neighbouring building. This reduction effectively creates an eastern roofscape of differing tiers, rising from the lowest point in the north to the rooftop extension in the south. The stepped roofscape would help mitigate overshadowing and the impact on direct sunlight to the lowest, residential flat windows within the Pavilion Court building. Following the submission of revised plans, the eastern extension is also set further away from the Pavilion Court building than originally planned, further reducing the impact of the scheme on the residents of Pavilion Court.

Overall, the scheme is considered acceptable in terms of its likely impact on the nearest residential properties and unlikely to raise such overbearing or loss of outlook concerns to warrant the refusal of the scheme, particularly when balancing out the wider merits of the planning Application in this case.

Regard in this instance has also been given to the noise implications of such a proposal with the Council’s Shared Regulatory Services Officer being consulted on the scheme and raising no objection, subject to the imposition of conditions to control noise emissions from

the re-developed site. It is commented the Application has been examined including the base line noise survey that highlights there would be additional fixed plant such as air handling units and air source heat pumps to be installed at the site as part of the proposal. In addition, it was identified in the noise assessment that was submitted with the Application that although there have been no complaints about noise from the venue, there are significant sound insulation weaknesses in the building envelope leading to music from the auditorium being clearly audible outside the northern boundaries of the site. It is therefore necessary that any alterations and new extensions to the building would need to control the levels of music noise breakout. Consequently, due to the proximity of residential premises and the extent of the work, Shared Regulatory Services request a condition requiring plant noise limits to be agreed prior to installation, music noise breakout to be controlled and a construction management plan to mitigate any construction noise and dust from the construction project, be attached to any approved consent for the development.

On the basis of the above comments and subject to appropriately worded conditions should planning permission be granted for the development, the scheme is considered acceptable in respect of residential amenity impact and in accord with criterion (k) of Policy SP3 of the LDP and guidance contained within PPW12.

### **Highway Safety**

In terms of the highway implications of the redevelopment, it is considered that the Porthcawl Grand Pavilion does benefit from a relatively sustainable town centre location that helps to provide good links to public transport and pedestrian routes to the site.

The Highway Authority have carefully considered the scheme and discussed the proposal with the Applicant's agents/developers including their transport consultant, and conclude the scheme, subject to conditions, would not raise such serious highway safety concerns to warrant the refusal of this planning Application.

It is noted that the Application is supported by a transport statement which quantifies the existing traffic and expected traffic volumes as a result of the development. After a number of clarifications from the Applicant's transport consultant, it is now agreed that the traffic generated by the proposed development would not have a material impact on the local highway network.

However, notwithstanding the above, in order to try to mitigate visitors to the site from travelling to the site directly and not finding any car parking provision at the Pavilion and thereby potentially causing congestion on the surrounding residential streets, a scheme of vehicular traffic signage is required from the A4229 / Newton Nottage Roundabout to the public car parks. This would then be augmented with pedestrian direction signage to lead to the Grand Pavilion. This would help mitigate an influx of vehicular traffic around the Pavilion on performance nights in particular and could be controlled by means of a recommended condition in this instance.

The Highways Officer has further advised the parking provision for the site raises certain issues in terms of its layout and access points. It is not clearly understood what would happen to the parking spaces on the ramp and also if delivery vehicles would be able to make the turn into the lower car park area with the addition of a barrier and extension of the wall. As a result, a condition is requested in which the car park and any associated barriers can be designed in conjunction with the Traffic Management section of the Highway Authority.

It is further noted that cycle parking has been provided within the car park area which is acceptable and is likely to be secure and covered by CCTV. However, the proposed cycle



parking on each of the corners of the building are not suitable and amount to 'street clutter' especially for visually impaired users of the footway. As such, these spaces should be removed or relocated to a position which does not affect the flow of pedestrians, and again can be controlled through a recommended condition in this instance.

The Highway Authority regularly receives complaints of vehicles associated with the use of the Grand Pavilion mounting the kerb and footway along the site frontage to the detriment of highway and pedestrian safety. As this development will materially increase the number of instances of this happening, it is requested that should planning permission be granted, a condition which requires a scheme of bollards along the site frontage to match the existing bollards on the Esplanade, be attached to any approved consent. This would also protect the external seating areas shown on the plans. In addition, it is requested a Delivery Management Plan which would outline where small day to day deliveries would be received and the larger production deliveries, also be attached to any approved consent. It should also be noted that the coach parking space on Esplanade Avenue could have a traffic order to become a dedicated delivery space for the Pavilion and this condition (in respect of a Delivery Management Plan), would allow those discussions to take place accordingly.

The Highways Officer has also commented it is unclear on the submitted drawings if the footway on the eastern frontage is being widened to accommodate the increased flow of pedestrians that this development would bring. Therefore, a condition is suggested for a scheme to be provided to the Local Planning Authority for the widening to meet the requirements of the Active Travel (Wales) Act 2013.

Finally, to ensure minimal disruption to local residents and visitors to Porthcawl particularly during the summer season, a further condition is requested for the submission of a Construction Traffic Management Plan, so that the demolition and construction phase can be appropriately controlled.

In summary, the Highway Authority offer no objection to the planning Application subject to the imposition of relevant and necessary conditions, to any approved consent.

### **Land Drainage**

The Council's Land Drainage Officer has assessed the submitted scheme and notes that the Application form states the proposed development is not located within a flood risk zone (just outside identified flood risk zone C2), is not located within 20m of a watercourse and does not propose to increase flood risk elsewhere. A review of the new flood maps identifies that both car parks maybe at risk of surface water and small watercourse flood risk. The Applicant is therefore strongly recommended to utilise flood resilient building materials and techniques to reduce the damage caused by coastal and surface water flooding.

The Application form states foul water will be disposed via the main sewer utilising the existing connection and that surface water will be disposed to the main sewer. No detailed surface water drainage layout has yet been provided although it should be noted that infiltration systems must not be situated within 5m of buildings or boundaries.

The proposed development appears to specify a green roof with a large attenuation tank. Green SuDS (sustainable drainage system) features should be specified wherever possible. Rain gardens should be specified with the carpark and pathways being specified to be constructed using permeable paving to reduce the surface water runoff leaving this development.

As the development is over 100m<sup>2</sup> a SAB application would also be required.

In view of the limited detailed information regarding land drainage at this point, and whilst no objections are raised, a condition(s) is suggested by the Land Drainage Officer to ensure a satisfactory means of drainage is introduced and maintained at the site.

It is further acknowledged Welsh Water have raised no objection against the proposal, with a standard condition and advisory notes in respect of drainage being recommended.

Subject to conditions being imposed, that requires the agreement of a comprehensive drainage scheme for the development, the scheme is therefore considered acceptable in terms of land drainage and flood risk.

### **Biodiversity**

In assessing a planning application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales (PPW12) states in Section 6.4.4: *“It is important that biodiversity and ecosystem resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* It further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

In this case, the Application site is located within the settlements, in a built-up locality. The scheme does involve the comprehensive re-development of the building including removal/demolition of existing aspects of the building and has therefore been supported by an initial preliminary roost assessment and a Bat Emergence Survey Report undertaken by Spectrum Ecology – received 9<sup>th</sup> February 2024. This report highlights:

*‘No bats were observed emerging from the building and no evidence was found to indicate that any of the high potential features within the building were being used as a roost for bats. No bats were observed or detected in the vicinity.*

*It is therefore considered that the refurbishment works to the Grand Pavilion will not cause a disturbance to bats and such works can be carried out without the requirement for a NRW (Natural Resources Wales) bat development licence.*

*As the surveys and cumulative evidence indicate that bats are highly unlikely to be using the building, it is considered that the proposed works are not likely to cause a disturbance to bats and their roosts.’*

The Council’s Ecologist has considered the report which is considered reasonable and fair with its conclusions, although it is advised the recommendations/mitigation measures being proposed (Section 4.0 of the report) should be conditioned as part of any approved consent, which detail enhancement measures in the form of two bat boxes and a Sparrow Terrace/box to be erected at the site.

Given the characteristics and constraints of the site and the limited ecological interest, and whilst a small tree would be removed to facilitate the scheme, the proposed enhancement measures are considered sufficient to enhance biodiversity at the site in this case. A condition is therefore recommended to ensure this is implemented accordingly, should planning permission be forthcoming.

In view of the above, the proposed development is considered to accord with the Council's Supplementary Planning Guidance SPG: 19 Biodiversity and Development: A Green Infrastructure Approach and the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies subject to the imposition of a planning condition(s).

## **CONCLUSION**

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2018 - 2033). It is further considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

Having regard to the above, this Application is recommended for approval as it complies with Council policies and National Guidance, and on balance, raises no serious or adverse material planning concerns to warrant the refusal of the planning Application. The redevelopment of the Porthcawl Grand Pavilion, including its sympathetic enlargement, would preserve and enhance the character and appearance of Porthcawl Conservation Area and the general setting of the existing Grade II Listed Building. The scheme, which has been subject to much consultation and pre-application discussions and exhibitions, forms a welcome and sustainable approach to the upgrade and enhancement of the building which aims to rejuvenate this iconic building, whilst also enhancing the viability and vitality of Porthcawl and the sea front through the long-term retention of this community facility.

## **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following conditions: -

1. Before beginning any development at the site, the developer/applicant must do the following: -
  - a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
  - b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason: To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans (as amended):

GPP-PUR-01-B1-DR-A-0130\_P5\_Planning - Demolition - Lower Ground Floor, received 26/02/2024

GPP-PUR-01-00-DR-A-0131\_P5\_Planning - Demolition - Ground Floor, received 26/02/2024

GPP-PUR-01-01-DR-A-0132\_P5\_Planning - Demolition - First Floor, received 26/02/2024

GPP-PUR-01-RF-DR-A-0133\_P4\_Planning - Demolition - Roof Plan, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0140\_P5\_Planning - Demolition - North Elevation, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0141\_P5\_Planning - Demolition - East Elevation, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0142\_P5\_Planning - Demolition - South Elevation, received 26/02/2024

GPP-PUR-01-ZZ-DR-A-0143\_P5\_Planning - Demolition - West Elevation, received 26/02/2024

GPP-PUR-01-B1-DR-A-0200\_P7\_Planning - Proposed - GA Lower Ground Floor, received 05/04/2024

GPP-PUR-01-00-DR-A-0201\_P7\_Planning - Proposed - GA Ground Floor, received 05/04/2024

GPP-PUR-01-01-DR-A-0202\_P7\_Planning - Proposed - GA First Floor, received 05/04/2024

GPP-PUR-01-RF-DR-A-0203\_P7\_Planning - Proposed - GA Roof Plan, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0210\_P6\_Planning - Proposed - North Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0211\_P6\_Planning - Proposed - East Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0212\_P6\_Planning - Proposed - South Elevation, received 05/04/2024

GPP-PUR-01-ZZ-DR-A-0213\_P6\_Planning - Proposed - West Elevation, received 05/04/2024

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

3. Notwithstanding Condition 1, in accordance with Section 4.0 Recommendations of the Bat Emergence Survey Report undertaken by Spectrum Ecology - Received 09th February 2024, two bat boxes (Schwegler 1WQ model) and a sparrow terrace shall be installed on a suitable elevation or built structures within the boundaries of the application site within 3 months of the first beneficial use of the redeveloped Grand Pavilion building commencing and retained as such thereafter.

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales, Planning Policy Wales (Edition 12, February 2024) and Policies SP17, DNP6 and DNP9 of the Bridgend Local Development Plan 2018 - 2033.

4. Notwithstanding the requirements of condition 1, within 3 months from the date of consent a detailed specification for (including drawings where necessary) and samples where appropriate of the finishing materials for the development shall be submitted for the approval of the Local Planning Authority. Details are required of all new built elements including, windows, doors, roof coverings, new surface or facings details - including proposed decorative panels to side and rear elevations, rainwater goods, roof solar panels, door furniture, paint colour palettes, new fixtures, fittings, furniture, lighting, signage for the building and WC sanitary ware. The development shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason: In the interests of visual and residential amenities and the preservation of the architectural significance of the Grade II Listed Building and the character and appearance of the Porthcawl Conservation Area.

5. Within 3 months from the date of consent, a scheme for the comprehensive and integrated drainage of the site, showing how foul, roof and hardstanding surface water will be dealt with, including future maintenance requirements, shall be submitted for the approval of the Local Planning Authority. The approved scheme shall be implemented prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing.

Reason: To ensure that effective drainage facilities are provided for the proposed development, to prevent hydraulic overloading of the public sewerage system and that flood risk is not increased.

6. No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no pollution of or detriment to the environment.

7. The noise rating level arising from all fixed plant and/or machinery at the development site when measured or where this is not possible by calculation or a combination of both at any residential premises shall not exceed the levels specified in table 1 below. The measurements and assessment shall be made in accordance with BS 4142:2014+A1:2019 in free field conditions.

Table 1

Time	Noise rating level
Day (07.00-18.00)	42dBA, LAeq 1 hour
Evening (18.00-23.00)	40 dB LAeq, 1 hour
Night ( 23.00-07.00)	35dB LAeq, 15mins

Reason: To safeguard residential amenities.

8. Prior to the installation of any fixed plant, details of the noise levels from all plant operating at the development site shall be submitted to and agreed with the Local Planning Authority demonstrating that the rating levels specified in Table 1 of condition 7 will be achieved when assessed in accordance with BS 4142:2014+A1:2019 in free field conditions at any residential premises.

Reason: To safeguard residential amenities.



9. Within 3 months from the date of consent, details of the sound insulation measures to address the levels of music break-out identified on page 14 of the noise report by Formant entitled " Porthcawl Grand Pavilion Baseline Noise Survey Report Project no. P1189 Report ref. P1189/REP01 Date 13-05-2022 Revision P01 under section heading " SUMMARY OF EXISTING MUSIC NOISE IMPACT" shall be submitted to be agreed by the Local Planning Authority. The details shall include design solutions to mitigate the music break-out from the following areas and shall demonstrate compliance with the recommendations contained within the acoustic report relating to music break-out at the venue:
- a) the ventilation openings on the rear/side walls of the auditorium
  - b) the auditorium windows
  - c) the overhang at the rear of the auditorium stage and
  - d) the new studio theatre

The design solutions shall be implemented as agreed prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing.

Reason: To safeguard residential amenities.

10. Prior to the commencement of the development hereby permitted, a construction management plan (CMP) shall be submitted to and agreed with the Local Planning Authority. The agreed CMP shall be adhered to throughout the demolition and construction periods. The CMP shall include the following:
- a) The routing of HGV construction traffic to/from the site in order to avoid Mary Street and Esplanade Avenue
  - b) the parking of vehicles of site operatives and visitors
  - c) loading and unloading of plant and materials
  - d) storage of plant and materials used in constructing the development
  - e) measures to control the emission of dust and dirt during construction
  - f) the provision of temporary traffic and pedestrian management along the Esplanade
  - g) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - h) wheel washing facilities;
  - i) A scheme of mitigation for minimising construction noise
  - j) Approximate timescales of each operational phase
  - k) Hours of working on site, and specified hours for deliveries
  - l) A scheme of noise and vibration monitoring for any operations that are indicated to give rise to excessive noise/vibration undertaken at locations to be agreed with by Shared Regulatory Services
  - m) A scheme for implementing effective liaison with the local residents.
  - n) Measures to control the emission of dust and dirt during construction

Reason: To safeguard residential amenities and highway and pedestrian safety.

11. Notwithstanding the submitted plans, within 3 months from the date of consent, a scheme for the revision of the car parking area which shall include the provision of 9 disabled parking spaces and a turning area with swept path analysis shall be submitted in writing for the approval of the Local Planning Authority. The parking and turning area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be

retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

12. Notwithstanding the submitted plans, within 3 months from the date of consent a scheme for the provision of 11 cycle parking stands shall be submitted in writing for the approval of the Local Planning Authority. The cycle stands shall be implemented prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing in accordance with the agreed details and retained as such thereafter.

Reason: In the interests of promoting sustainable means of travel to / from the site and to meet the requirements of the Active Travel Act 2013.

13. Within 3 months from the date of consent a scheme for the provision of signage to direct vehicles entering Porthcawl from the A4229/ Portway to Hillsboro Place Car Park and pedestrian direction signage from the car park to the Grand Pavilion shall be submitted for the agreement of the Local Planning Authority. The signage scheme shall be completed in permanent materials in accordance with the approved details prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be retained in perpetuity.

Reason: In the interests of highway and pedestrian safety.

14. Within 3 months from the date of consent a scheme for the provision of bollards along the Esplanade site frontage to stop vehicles entering the pedestrianised area on the Esplanade shall be submitted for the approval of the Local Planning Authority. The scheme of bollards shall be completed in the blue bollards style which currently are in place throughout Porthcawl Seafront in accordance with the approved layout prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be retained in perpetuity.

Reason: In the interests of highway and pedestrian safety.

15. Within 3 months from the date of consent a Delivery Management Plan shall be submitted in writing for the approval of the Local Planning Authority. The Delivery Management Plan shall be agreed prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and all servicing and delivery vehicles movements to the Grand Pavilion shall be made in accordance with the approved Traffic & Delivery Plan thereafter.

Reason: In the interests of highway and pedestrian safety.

16. Within 3 months from the date of consent, a scheme for the widening of the footway on the eastern site frontage along Mary Street shall be submitted for the agreement of the Local Planning Authority. The additional footway shall be completed in permanent materials in accordance with the approved layout prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing and shall be retained in perpetuity.

Reason: In the interests of highway and pedestrian safety and to meet the requirements of the Active Travel Act 2013.

17. Before the commencement of works hereby permitted, design details, duly certified by a professional engineer, including full engineering details and structural calculations of any retaining wall abutting or having an influence on the highway (eastern side) shall be submitted to and approved by the Local Planning Authority. The retaining structures

shall be constructed in accordance with the approved design and construction details prior to the beneficial use of the redeveloped Porthcawl Grand Pavilion commencing.

Reason: In the interests of highway safety.

18. Prior to the beneficial use of the redeveloped Grand Pavilion commencing, a Travel Plan shall be submitted in writing for the approval of the Local Planning Authority which shall be fully implemented within 6 months of the beneficial use of the redeveloped Grand Pavilion. Such a plan shall contain targets, measures and initiatives relating to the encouragement and promotion of the use of sustainable transport for journeys to and from the Grand Pavilion. The plan shall be subject to periodic review and monitoring, with annual reports prepared by Awen and submitted to the Local Planning Authority.

Reason: In the interests of promoting sustainable modes of transport to and from the site.

19. Before the commencement of works hereby permitted, details shall be submitted and approved by the Local Planning Authority showing the areas to be demolished and setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details are to include structural engineering drawings and/or a method statement. The work shall be carried out fully in accordance with the drawings/method statement approved.

Reason: To ensure adequate protection of existing and retained historic fabric.

20. No work shall commence on site until the implementation of an appropriate programme of building recording and analysis (with photographs) has been submitted to and agreed in writing by the Local Planning Authority. The building recording shall be carried out by a specialist acceptable to the Local Planning Authority in accordance with the agreed details and a copy of which must be sent to the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW) for inclusion in their records.

Reason: In the interests of archaeological recording and to maintain an accurate record of historic fabric and changes.

21. Within 3 months from the date of consent, full details of the landscaping scheme that must utilise stone from the existing boundary walls that are to be demolished (and shall also include details of the green roofs), shall be submitted for the approval of the Local Planning Authority. Development shall proceed in accord with the agreed details and shall be retained and maintained thereafter.

Reason. To ensure the re-use of historic material on the same site and protect the setting of the listed building.

\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

- a. This application is recommended for approval because the development complies with Council's policy and guidelines and is acceptable in principle, does not adversely affect privacy or visual amenities, including the setting of the Listed building and Porthcawl Conservation Area, nor so significantly harms neighbours' amenities as to warrant refusal. The scheme, subject to conditions, also raises no serious highway safety, land drainage or biodiversity issues.

b. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

c. The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

d. As the development is in excess of 100m<sup>2</sup>, SAB approval is likely to be required in this case. From 7 January 2019, new developments of 2 or more properties or greater than 100m<sup>2</sup> of construction area require sustainable drainage to manage on-site surface water. The surface water drainage systems must be designed and built in accordance with standards for sustainable drainage. These systems must usually be approved by the SuDS Approving Body (SAB) before construction work begins. The applicant shall submit a sustainable drainage application form to the Bridgend County Borough Council SAB. Further information in relation to the new legislation including the sustainable drainage application forms can be obtained from the following link:

<https://www.bridgend.gov.uk/residents/recycling-waste-and-environment/environment/flooding/sustainable-drainage-systems/>

e. Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website: [Guidance for Pollution Prevention \(GPP\) documents | NetRegs | Environmental guidance for your business in Northern Ireland & Scotland](#)

f. It is known from past experience that the scenery supports and other equipment over the stage were coated in asbestos dust from the original stage curtain. Most of the asbestos was removed but some asbestos may still remain in crevices and other hidden places. During removal of the stage plant and walls care should be taken and the possibility of coming across asbestos dust should be expected.

g. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

i) determining the extent and effects of such constraints;

ii) ensuring that any imported materials(including topsoils, subsoils, aggregates and recycled or manufacture aggregates/soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste

on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:

- unprocessed/unsorted demolition wastes
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- iii) the safe development and secure occupancy of the site rests with the developer.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

h. The applicant is advised that any external advertisements are likely to require the submission of a separate advertisement consent application.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None