

Update Sheet

Agenda Item no. 5 Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
1	2019/2881/RES	Land West Of Llangyfelach Road, Tirdeunaw, Swansea,	Approve

The following text shall be included within the "Conditions of the Outline Permission" section within the report. This was omitted due to a formatting error:

Condition 28 – Potable water scheme

The following details have been submitted:

- Proposed Water Main Layout Phase 1A & 3A - Overview of Site Draft Design (Drawing No. 001 Issue 02), received 28th July 2022.
- Potable water timeframe submitted by email 19th August 2022.

In consultation with Dwr Cymru Welsh Water, the above information is considered to be acceptable to satisfy the requirements of condition 28 insofar as it relate to phases 0, 1A and 3A.

Condition 30 – Phase specific arboricultural impact assessment and tree protection plan

The following details have been submitted:

Edp2708_r014e (Arboricultural Method statement) prepared by EDP, dated September 2022, received 21st September 2022

In consultation with the Council's Landscaping section, the above information is considered to be acceptable to satisfy the requirements of condition 30 insofar as it relates to phases 0, 1A and 3A.

Condition 31 – Tree protection measures

The following details have been submitted:

Edp2708_r014e (Arboricultural Method

statement) prepared by EDP, dated September 2022, received 21st September 2022

In consultation with the Council's Landscaping section, the above information is considered to be acceptable to satisfy the requirements of condition 31 insofar as it relates to phases 0, 1A and 3A.

Condition 46 – Phase specific public art strategy

The following details have been submitted:

Pentref Rhostir Public Art Strategy, prepared by Studio Response, dated June 2022

In consultation with the Council's Cultural Services section, the above information is considered to be acceptable to satisfy the requirements of condition 46 insofar as it relates to phases 0, 1A and 3A.

Condition 47 – Phase Specific Landscape Implementation and Management Plan

The following details have been submitted:

edp2708_r012c (Landscape and Ecological Management Plan) prepared by EDP dated August 2022, received 22nd August 2022.

In consultation with the Council's ecologist, the above information is considered to be acceptable to satisfy the requirements of condition 30 insofar as it relate to phases 0, 1A and 3A.

The following condition shall be added to the list of recommended conditions and was omitted from the report in error:

Condition 12:

Notwithstanding the provisions of Classes A, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions, roof extensions, porches, buildings, hardstandings or other alterations shall be

carried out unless expressly authorised by this permission.

Reason: To prevent inappropriate development on site that may affect the receiving watercourse and create or exacerbate any existing flood risk and in the interests of visual amenity and the amenities of neighbouring occupier in accordance with LDP Policies PS2, RP4 and RP5.

2 2022/0904/FUL Morfa Industrial Estate, Unilift South Wales Ltd, Alamein Road, Landore, Swansea, SA1 2HY Approve

The following condition shall be added to the list of recommended conditions and was omitted from the report in error:

Condition 5

Prior to the commencement of development, a Flood Risk Management Plan (as set out in paragraphs 9.8, 9.9 and 9.10 of the Flood Consequences Assessment submitted in support of the application) shall be submitted to and approved in writing by the Local Planning Authority. The approved Flood Risk Management Plan shall then be carried out in accordance with the approved details prior to the first beneficial use of the development hereby approved.

Reason: To mitigate the impact of any flooding events in accordance with the submitted Flood Consequences Assessment.