

APPENDIX C

Proposed Conditions Re: Seion Chapel Ref 2013/1011

- 01 The development hereby permitted shall begin not later than five years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.

- 02 Prior to commencement of development samples of the materials proposed for all external surfaces of the development shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: In the interests of visual amenity.

- 03 All doors and windows are to be constructed in timber in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of visual amenity.

- 04 The roof shall be finished in accordance with details which are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of visual amenity.

- 05 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise agreed in writing by the Local Planning Authority.

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

- 06 A landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme as approved shall be carried out within 12 months from the completion or occupation of the development, whichever is sooner. Any trees, shrubs or plant material which are part of the scheme, which die, become seriously damaged or diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

Reason: In the interests of the visual amenity of the site as a whole, and to accord with Section 197 of the Town and Country Planning Act 1990.

- 07 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or amending that Order), A, B, C and F of Schedule 2 shall not apply.

Reason: The development hereby approved is such that the Council wish to retain control over any future development being permitted in order to ensure that a satisfactory form of development is achieved at all times.

- 08 Prior to the erection of any boundary treatment details shall be submitted to any approved in writing by the Local Planning Authority. All boundary treatment shall be erected and thereafter maintained in accordance with the approved details.

Reason: In the interests of the visual amenity of the area.