

Report of the Head of Economic Regeneration & Planning

To Development Management and Control Committee

14 August 2014

PARC TAWE (PHASE 1), SWANSEA

ALTERATIONS TO EXISTING RETAIL PARK COMPRISING DEMOLITION OF VACANT PIAZZA UNITS, KIOSKS, AND SOME RETAIL FLOORSPACE (A1/A3 USE), SUBSTANTIAL DEMOLITION OF THE ENCLOSED WALKWAY, POTENTIAL DEMOLITION OF VACANT CLASS A3 FORMER PIZZA RESTAURANT, ALTERATIONS AND REFURBISHMENT OF BUILDING FACADES, PHYSICAL ENHANCEMENTS TO THE EXISTING FOOTBRIDGE AND ASSOCIATED RAMP, CREATION OF 4 NO. KIOSKS (CLASS A1/A3), USE OF UNITS 2A, 2B AND 3 FOR CLASS A3 PURPOSES, ERECTION OF A STANDALONE DRIVE-THRU RESTAURANT UNIT (CLASS A3), RECONFIGURATION OF CAR PARKING LAYOUT, ERECTION OF 3M SCREEN WALLING; LANDSCAPING AND PUBLIC REALM WORKS AND ASSOCIATED HIGHWAYS WORKS

Purpose:	To determine planning application 2013/1818 at Parc Tawe (Phase 1) for the above works.
Policy Framework:	Planning Policy Wales, adopted City & County of Swansea Unitary Development Plan and Supplementary Planning Guidance.
Reason for Decision:	Statutory responsibility of the Local Planning Authority.
Consultation:	Legal.
Recommendation(s):	It is recommended that: The application be APPROVED, subject to the conditions set out of the end of the report provided as Appendix B.
Report Author:	Richard Jones.
Finance Officer:	N/A.
Legal Officer:	The legal advice received in respect of this application is set out in detail throughout the appended report.

1.0 Background

- 1.1 This application is being reported directly to this Development Management and Control Committee because of its strategic significance in accordance with the Council Constitution.
- 1.2 The application relates to Parc Tawe (Phase 1) and seeks planning permission for alterations to existing retail park comprising demolition of vacant piazza units, kiosks, and some retail floorspace (A1/A3 Use), substantial demolition of the enclosed walkway, potential demolition of vacant Class A3 former pizza restaurant, alterations and refurbishment of building facades, physical enhancements to the existing footbridge and associated ramp, creation of 4 no. kiosks (Class A1/A3), use of Units 2A, 2B and 3 for Class A3 purposes, erection of a standalone drive-thru restaurant unit (Class A3), reconfiguration of car parking layout, erection of 3m screen walling; landscaping and public realm works and associated highways works.
- 1.3 A plan showing the location of the application site is attached as Appendix A and a copy of my report is attached as Appendix B.

2.0 Recommendation

- 2.1 It is recommended that:
 - (i) The application is APPROVED subject to the conditions set out in my report, attached as Appendix B.

BACKGROUND PAPERS

Local Government Act 1972 (Section 100) (As Amended)

The following documents were used in the preparation of this report:

Application file, together with the files and documents referred to in the background information section of the appended Development Control committee report.

Appendices:

APPENDIX A – Plan

APPENDIX B – Committee Report