

Suggested Conditions

Condition 1

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.

Condition 2

Samples of all external finishes shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced. The scheme shall be implemented in accordance with the approved details.

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

Condition 3

No development shall take place until full details of a scheme for the foul and surface water sewerage disposal (incorporating sustainable drainage principles) of the whole site has been submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details. Surface water shall not be connected to the foul sewerage system.

Reason: To ensure the integrity of the public sewerage system [and designated waters] is protected through the implementation of sustainable practices.

Condition 4

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Condition 5

No net increase of surface water shall be allowed to connect (either 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 ensure no detriment to the environment.

Condition 6

Prior to the commencement of development, the road fronting the site shall be widened and a right turn lane installed in accordance with detailed engineering details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Condition 7

The development shall not be brought into beneficial use until all access and on site parking has been completed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reason: In the interests of highway safety.

Condition 8

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy, detailing how this unsuspected contamination shall be dealt with, has been submitted to and approved in writing by the Local Planning. The remediation strategy shall be implemented in accordance with the approved details.

Reason: It is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

Condition 9

Unless otherwise agreed in writing by the Local Planning Authority, the aggregate floorspace occupied by retail use hereby approved, including mezzanines, shall not exceed 1,263 sq metres (gross internal area). The floorspace within each of the units detailed on Drawing No. 03 – “Proposed Floor Plans” dated 25th July 2014 shall not be subdivided to form smaller units nor combined to form larger units.

Reason: In accordance with UDP Policies SP6, EC4 and EC9 to protect the vitality and viability of the Gorseinon District Centre.