

OFFICER REPORT

Application Number: P2026/0214

Site Address: Tesco Supermarket A4067 From Glais To Pontardawe
Alltwen Pontardawe SA8 3AZ

Proposal: Details submitted pursuant to condition 16 (broadband infrastructure) of planning permission P2025/0896 dated 31.03.2026 (for a drive-thru restaurant and associated works)

Applicant: McDonald's Restaurants Ltd

Agent: Mr Benjamin Fox

Ward: Alltwen

Application Type: Discharge of Conditions

Valid Date: 7th April 2026

Statutory Expiry Date: 1st June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 30th April 2026

RECOMMENDATION - Approved

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:-

App. Number:	P2025/0896
Development:	Section 73 application to vary conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14 & 17 of planning permission P2023/0101 dated 16/08/2024 (for a drive-thru restaurant and associated works) to vary site layout, elevations and drainage to align with design changes, updated foul

	drainage and SAB requirements.
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DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

Condition 16: *'No part of the development shall be brought into beneficial use until gigabit capable broadband infrastructure from the site boundary to the new commercial unit hereby permitted has been provided on site in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall be carried out in accordance with the approved details.'*

Reason:

To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.'

BRIEF DESCRIPTION OF SUBMITTED DETAILS

Application Form
6682-SA-1744-AL01C Site Location Plan
PDU_00K Proposal Issue 1
PDU_00K Proposal Letter Issue 1
PDU00J - Openreach contract

CONSULTATIONS / REPRESENTATIONS

Digital Officer: No objection.

ASSESSMENT

The submitted details have been assessed by the Council's Digital Connectivity Officer who is satisfied that they evidence a contract for and installation of new gigabit capable fibre broadband to serve the development. Subject to this being installed on site prior to the development being brought into use the requirements of Condition 13 have been satisfied.

CONCLUSION

The submitted details are considered to be acceptable such that the requirements of condition 13 to submit a scheme for written approval has been satisfied. The condition requires the approved scheme to be implemented prior to the development being brought into use so is not fully discharged until this step has been implemented on site.

CHECKLIST

• Has the Original Decision Notice been revised to include details of the approved details (“the Living Decision Notice”) and a copy provided with the report	✓
• Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer	Claire Hall
Telephone No.	01639 686727
Date of Recommendation	21st May 2026