

3. No external lighting shall be installed unless a detailed external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife. The development shall be carried out in accordance with the approved details.

4. The temporary caravans hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The temporary caravans hereby approved shall only be sited for 10 continuous days of the year each year during the Royal Welsh Agricultural Show Period.

5. Prior to the commencement of the development hereby permitted a flood evacuation scheme shall be submitted to and approved in writing by the Local Planning Authority and implemented in full thereafter.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.

3. To comply with Powys County Council's UDP Policies SP3, ENV3, ENV5 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and Part 1 Section 6 of the Environment (Wales) Act 2016.

4. In order to ensure proper control of the use of the holiday unit and to prevent the establishment of permanent residency.

5. To protect the development from flooding in accordance with policies GP1 and DC14 of the Powys Unitary Development Plan.

Informative Notes

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