

**IMPORTANT - THIS COMMUNICATION  
AFFECTS YOUR PROPERTY**



## **ENFORCEMENT WARNING NOTICE**

**The Town and Country Planning Act 1990 (as amended by the Planning (Wales) Act 2015)**

**ISSUED BY THE CITY AND COUNTY OF SWANSEA ("The Council")**

**COUNCIL REFERENCE ENF2017/0373**

- 1. THIS NOTICE** is issued by the Council, in exercise of the power conferred by Section 173ZA of the above Act. The Council consider that there has been a breach of planning control on the land described in paragraph 2 below.

The Council consider it expedient to issue this notice, as having regard to the provisions of the Local Development Plan and to other material considerations, there is a reasonable prospect that, if an application for planning permission in respect of the development stated in paragraph 3 below were made, planning permission would be granted.

Important additional information is given in the Annex to this notice.

- 2. THE LAND TO WHICH THIS NOTICE RELATES**

Land at Philadelphia Lane Hafod Swansea SA1 2ND in the City and County of Swansea ("the Land"), shown edged red on the plan appended hereto ("the Plan").

- 3. ACTIVITY TO WHICH THIS NOTICE RELATES**

Without planning permission, the erection of a new building

- 4. WHAT YOU ARE REQUIRED TO DO**

You are required to regularise the breach of planning control by:

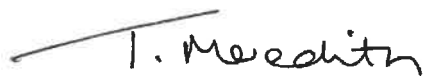
- Submitting a planning application for the development stated in paragraph 3 above; or
- Demolish the new building and remove the resultant materials from the site.

- 5. TIME FOR COMPLIANCE**

28 days after the date of this notice.

Dated 25th July 2019

Signed:

A handwritten signature in black ink, appearing to read 'T. Meredith', written over a horizontal line.

**Designation: Chief Legal Officer  
The Council's Authorised Officer**

Address to which all communication should be sent:

**Phil Holmes  
Head of Planning and City Regeneration  
City and County of Swansea  
Civic Centre  
Oystermouth Road  
Swansea  
SA1 3SN**

**Nominated Officer: Rhodri Williams**

**Telephone Number: 07970 680515**

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# ANNEX

## WARNING

**THIS NOTICE TAKES EFFECT IMMEDIATELY**

**THERE IS NO RIGHT OF APPEAL TO THE WELSH MINISTERS AGAINST THIS NOTICE.**

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Rhodri Williams on 07970 680515 or email [rhodri.williams@swansea.gov.uk](mailto:rhodri.williams@swansea.gov.uk).

Address: Enforcement, Planning & City Regeneration, Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

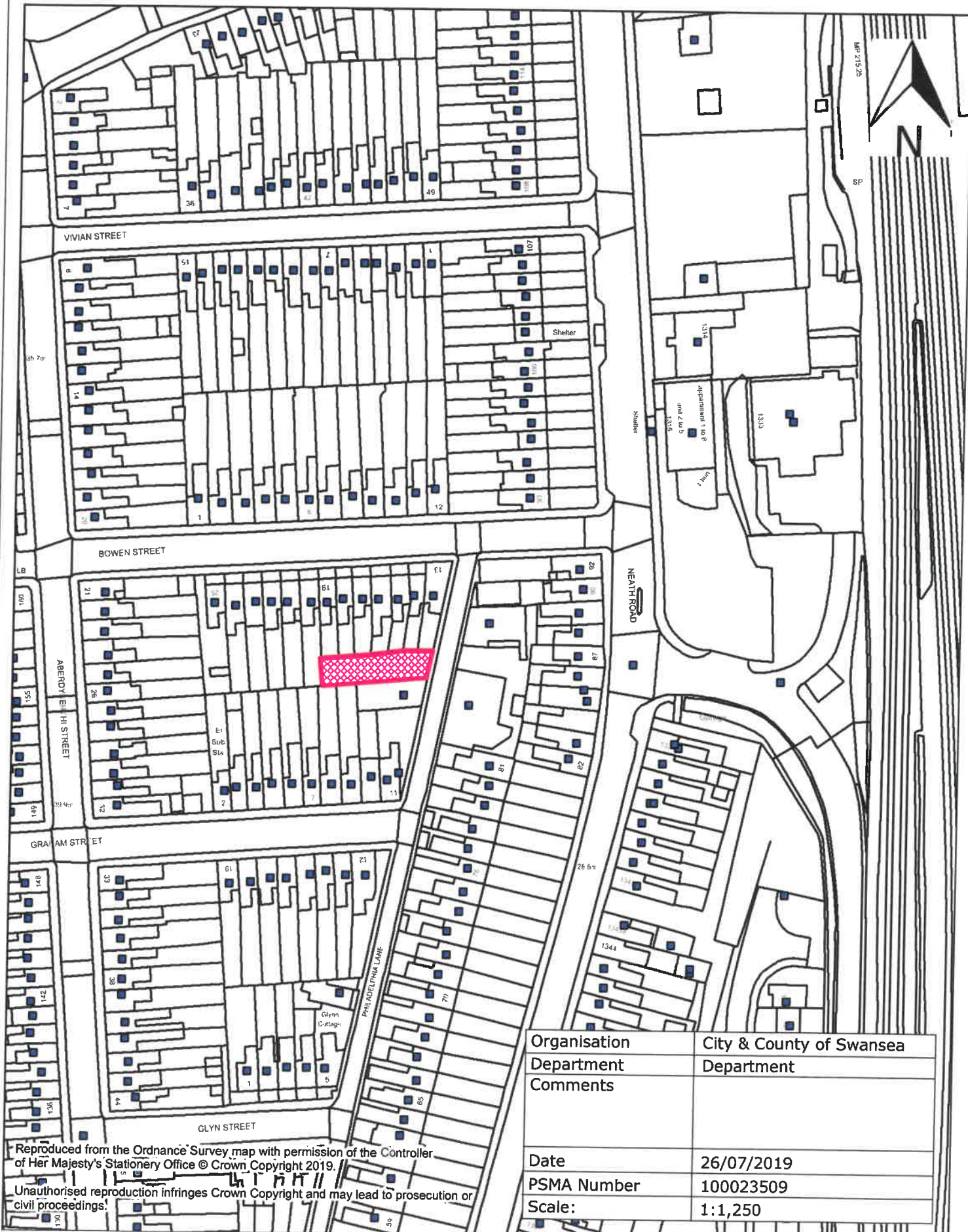
If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters.

### Informative

For further information on the planning application process including guidance please visit our website at [www.swansea.gov.uk](http://www.swansea.gov.uk) . Applications can be made online through the Planning Portal at [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

# "THE LAND"

## "THE PLAN"



Organisation	City & County of Swansea
Department	Department
Comments	
Date	26/07/2019
PSMA Number	100023509
Scale:	1:1,250

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