

CITY AND COUNTY OF SWANSEA

ENFORCEMENT NOTICE - OPERATIONAL DEVELOPMENT

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)

ENFORCEMENT NOTICE

**ISSUED BY: THE COUNCIL OF THE CITY AND COUNTY OF
SWANSEA (“the Council”)**

1 THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control within paragraph (a) of section 171A(1) of the Town and Country Planning Act 1990 (as amended), at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of this notice and the enclosures to which it refers contain important additional information.

2 THE LAND TO WHICH THE NOTICE RELATES

The land known as Padda Stores, 178, Chemical Road, Swansea SA6 6JQ as shown edged red on the attached plan (“the land”).

3 THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, a two storey detached retail unit has been constructed at 178 Chemical Road, Morriston, Swansea, SA6 6JQ

4 REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

The development as constructed, by virtue of its design and external appearance, gives rise to a detrimental impact on the prevailing character of the area, to the detriment of visual amenity. The development is therefore contrary to the provisions of policies EV1, EV2 and EC4 of the City and County of Swansea Unitary Development Plan 2008.

5 WHAT YOU ARE REQUIRED TO DO

- (1) Demolish the unauthorised building.
- (2) Remove all materials arising from work in association with step (1) above from the land.

6 TIME FOR COMPLIANCE

12 months from the date on which the notice takes effect

7 WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **28th April 2016** unless an appeal is made against it beforehand.

Date **24th March 2016**

Signed



*Designation : Head of Legal, Democratic
Services and Procurement
(The Council's authorised officer)*

Address to which all communication should be sent:

**PHIL HOLMES
HEAD OF ECONOMIC REGENERATION & PLANNING
CIVIC CENTRE, OYSTERMOUTH ROAD, SWANSEA, SA1 3SN**

ANNEX

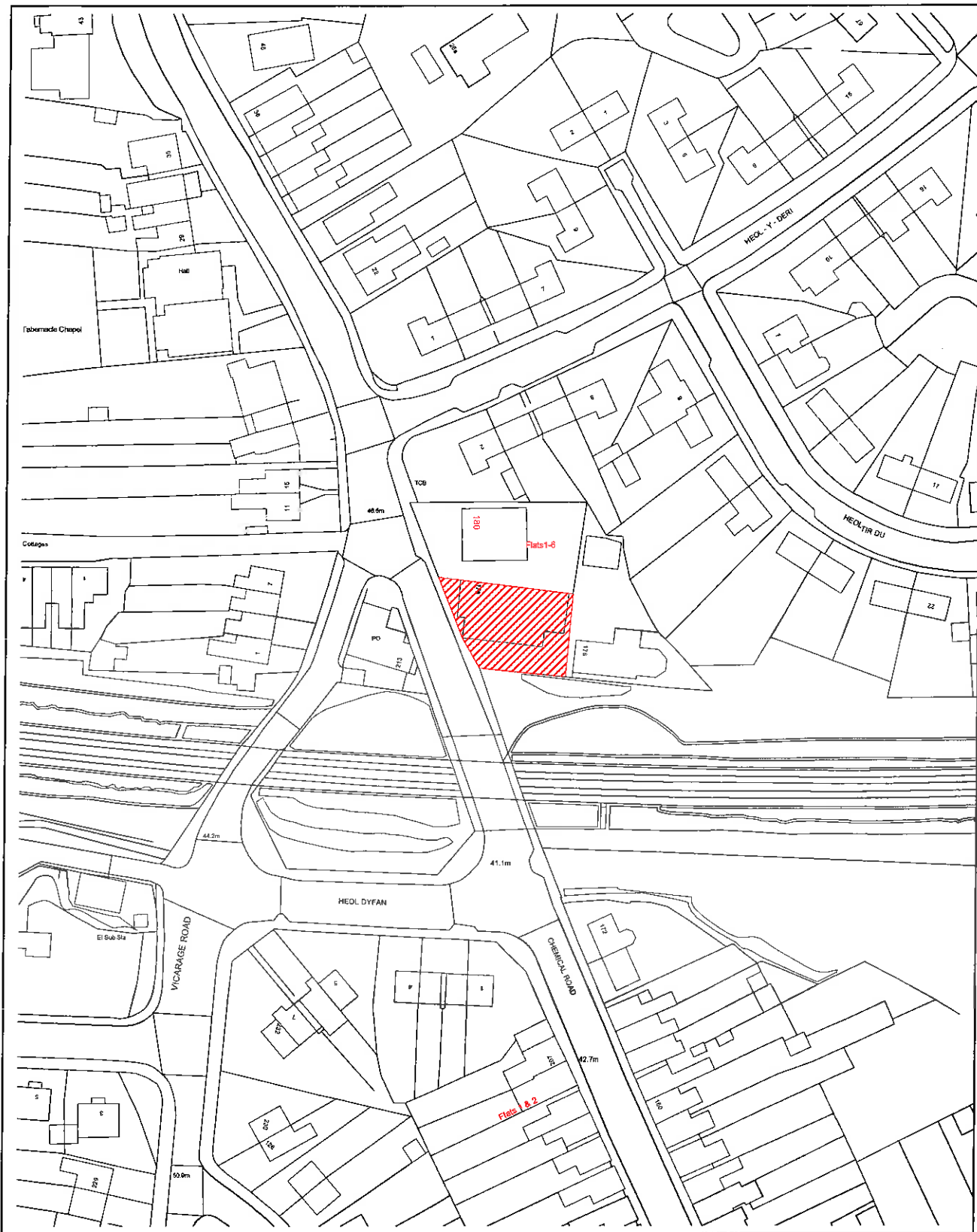
YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be **received**, or posted in time to be received, by the Planning Inspectorate appointed by the National Assembly for Wales **before** the date specified in paragraph 7 of the Notice. The enclosed explanatory notes provides advice on how to appeal.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

Northgate SE Mapping



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“The Land” Padda Stores, 178 Chemical Road