

**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 ENF2024/0071**

- 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, having regard to the provisions of the Swansea 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 Bryn Y Mor, Port Eynon, Swansea, SA3 1NL 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 carrying out of an unauthorised engineering operation, comprising the demolition of a retaining wall and excavation of an earth and stone embankment at the rear of the dwelling.

- 4. WHAT YOU ARE REQUIRED TO DO**

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

- (i) Submitting a planning application for the development works stated in paragraph 3 above.

- 5. TIME FOR COMPLIANCE**

28 days after the date of this notice.

Dated: 24<sup>th</sup> June 2024

Signed:

A handwritten signature in black ink, appearing to read "T. Meredith".

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**

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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 Emma North by e-mail to: [emma.north@swansea.gov.uk](mailto:emma.north@swansea.gov.uk) or [enforcement.development@swansea.gov.uk](mailto:enforcement.development@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 Plan

The Land



Organisation	City & County of Swansea
Department	Department
Comments	Not Set
Date	29/04/2024
PSMA Number	100023509
Scale:	1:1,250

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