



**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY  
TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning (Wales) Act 2015)**

## **ENFORCEMENT WARNING NOTICE**

**SERVED BY:** The City and County of Swansea herein after referred to as "the Authority".

**REFERENCE:** Com2016/0104

**To:** Mr. J.S. Saunders  
Llwyn Celyn  
Balaclava Road  
Glais  
Swansea  
SA7 9HH

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

The Authority 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 Llwyn Celyn, Balaclava Road, Glais, Swansea, shown edged in a red colour on the attached plan.

### **3. ACTIVITY TO WHICH THIS NOTICE RELATES**

The following matters appear to the Authority to constitute a breach of planning control:

Engineering works including drainage to the front of the property, the erection of a front retaining wall over 1.5 metres high and erection of side extension to provide toilet and storage facilities.

### **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 stated in paragraph 3 above.

Failure to comply with this notice within the specified period stated in paragraph 5 below may result in further enforcement action being taken.

## 5. TIME FOR COMPLIANCE

Twenty-eight days after the date of this notice.

Dated: 15<sup>th</sup> July, 2016.

Signed: P. J. Thomas  
Designation: **Head of Legal and Democratic Services**  
(The Council's authorised officer)

On behalf of:- City and County of Swansea  
Civic Centre  
Oystermouth Road  
Swansea  
SA1 3SN

**Nominated Officer:** William Gethyn Havard  
**Telephone Number:** [01792] 635761

**ANNEX**

**WARNING**

**THIS NOTICE TAKES EFFECT IMMEDIATELY**

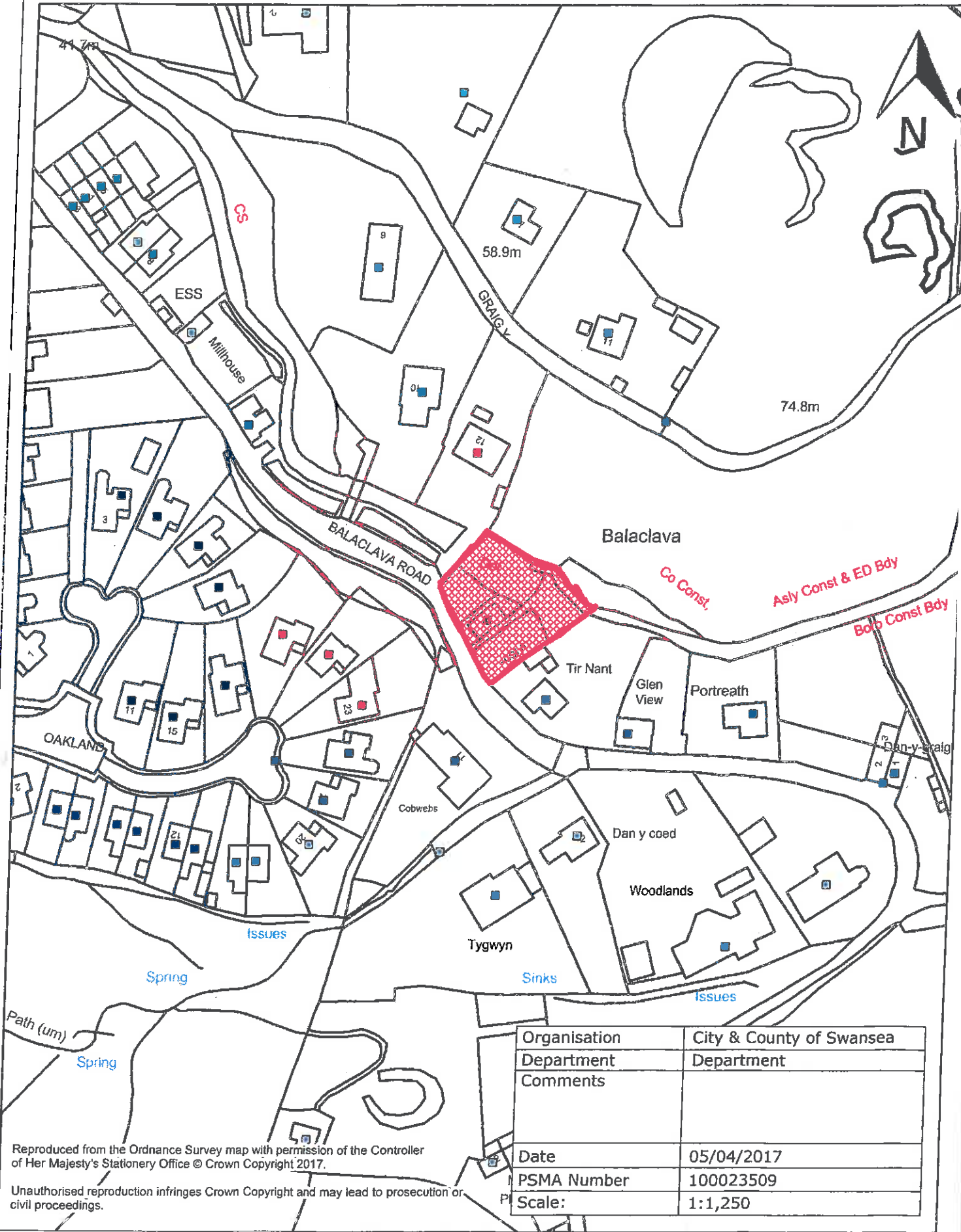
**THERE IS NO RIGHT OF APPEAL TO THE WELSH MINISTERS AGAINST THIS NOTICE.**

If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Gethyn Havard, Enforcement Officer, Economic Regeneration and Planning Service; Directorate of Place; City and County of Swansea; 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.

# "The Land"

The Plan



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Organisation	City & County of Swansea
Department	Department
Comments	
Date	05/04/2017
PSMA Number	100023509
Scale:	1:1,250