

**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 ENF2018/0031**

- 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 20A Joiners Road Three Crosses Swansea SA4 3NY 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 dwelling (the dwelling constructed at the site does not comply with the drawings approved as part of planning permission 2015/2173 granted 23rd December 2015 or 2016/3345/S73 granted on the 22nd March 2017)

- 4. WHAT YOU ARE REQUIRED TO DO**

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

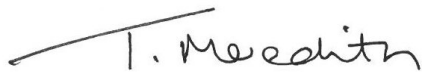
- (i) Submitting a planning application for the development stated in paragraph 3 above.

- 5. TIME FOR COMPLIANCE**

2 months after the date of this notice.

Dated: 14<sup>th</sup> July 2022

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:** Emma North

**Telephone Number:** 07970 680578

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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 on 07970 680578 or email [emma.north@swansea.gov.uk](mailto:emma.north@swansea.gov.uk).

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

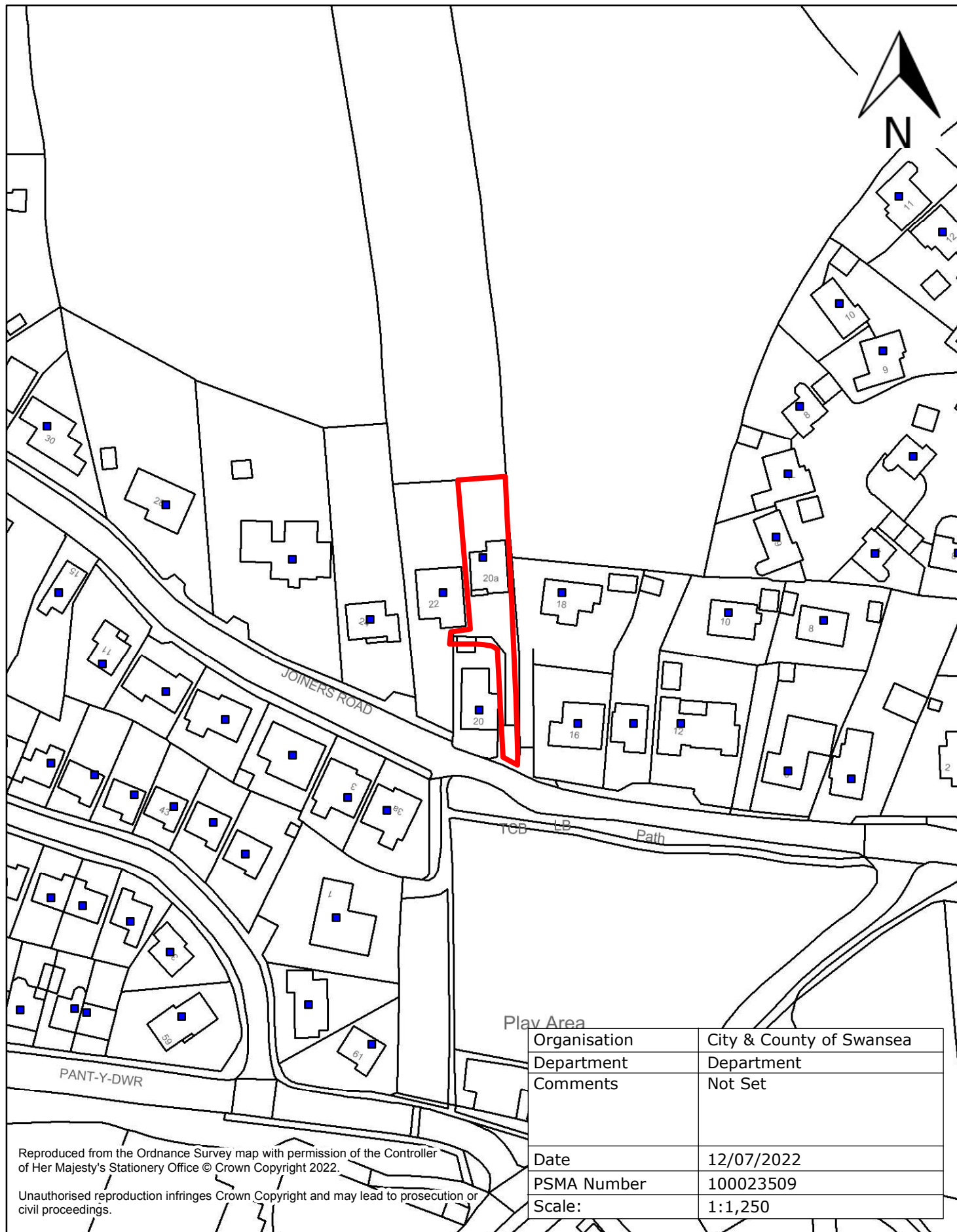
If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters.

### 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

20A Joiners Road, Three Crosses



Play Area

|              |                          |
|--------------|--------------------------|
| Organisation | City & County of Swansea |
| Department   | Department               |
| Comments     | Not Set                  |
| Date         | 12/07/2022               |
| PSMA Number  | 100023509                |
| Scale:       | 1:1,250                  |

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