

**IMPORTANT - THIS COMMUNICATION
AFFECTS YOUR PROPERTY**



BREACH OF CONDITION NOTICE

**The Town and Country Planning Act 1990 (as amended) –
Section 187a**

**ISSUED BY THE CITY AND COUNTY OF SWANSEA (“The Council”)
COUNCIL REFERENCE ENF2017/0022**

To: Lakeside Windows Systems, Ltd.

Address: Frederick Place, Llansamlet, Swansea

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control under Section 171A(1)(a) of the Town and Country Planning Act 1990 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 all other material planning considerations. The **annex** at the end of the Notice contains important additional information.

2. THE LAND TO WHICH THIS NOTICE RELATES

Land at Former Century Works At Frederick Place, Llansamlet, Swansea in the City and County of Swansea (“the Land”), shown edged red on the plan appended hereto (“the Plan”).

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission 2016/1268 to which this notice relates is the permission granted on appeal for the retention and completion of a side extension and alterations to roof

4. THE BREACH OF CONDITION

It appears to the Council that the following conditions of the relevant planning permission have not been complied with:

4) Prior to the first beneficial use of the extension hereby permitted, details of locations for CCTV cameras and security lighting shall be submitted to and approved in writing by the local planning authority, and retained as approved thereafter.

7) Prior to the first beneficial use of the development hereby permitted, full details of a scheme for the comprehensive and integrated drainage of the site showing how surface water and land drainage will be dealt with shall be submitted to and approved in writing by the local planning authority. This scheme shall include details of a sustainable drainage system for surface water drainage and/or details of any connections to a surface water drainage network. Details should include the results of soakaway tests carried out in strict accordance with BRE Digest 365 or the equivalent CIRIA document. The development shall not be brought into beneficial

use until the works have been completed in accordance with the approved drainage scheme, and this scheme shall be retained and maintained as approved thereafter.

In that: The use of the extension has commenced and the details required by conditions 4 and 7 have not been submitted to the Local Planning Authority for consideration.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of the conditions specified in paragraph 4 of this Notice you are required to secure compliance with the stated conditions by taking the following step:

(i) Submit for the consideration of the Local Planning Authority, details of the locations for CCTV cameras and security lighting

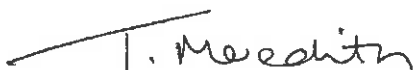
(ii) Submit for the consideration of the Local Planning Authority full details of a scheme for the comprehensive and integrated drainage of the site showing how surface water and land drainage will be dealt with. This scheme shall include details of a sustainable drainage system for surface water drainage and/or details of any connections to a surface water drainage network. Details should include the results of soakaway tests carried out in strict accordance with BRE Digest 365 or the equivalent CIRIA document.

6. TIME FOR COMPLIANCE

30 days, beginning with the day on which this notice is served on you or you receive it by postal delivery.

Dated: **18th July 2017**

Signed:



Designation: **Head of Legal, Democratic Services and Business Intelligence
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**

ANNEX

WARNING

THIS NOTICE TAKES EFFECT IMMEDIATELY IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST

THERE IS NO RIGHT OF APPEAL AGAINST THIS NOTICE

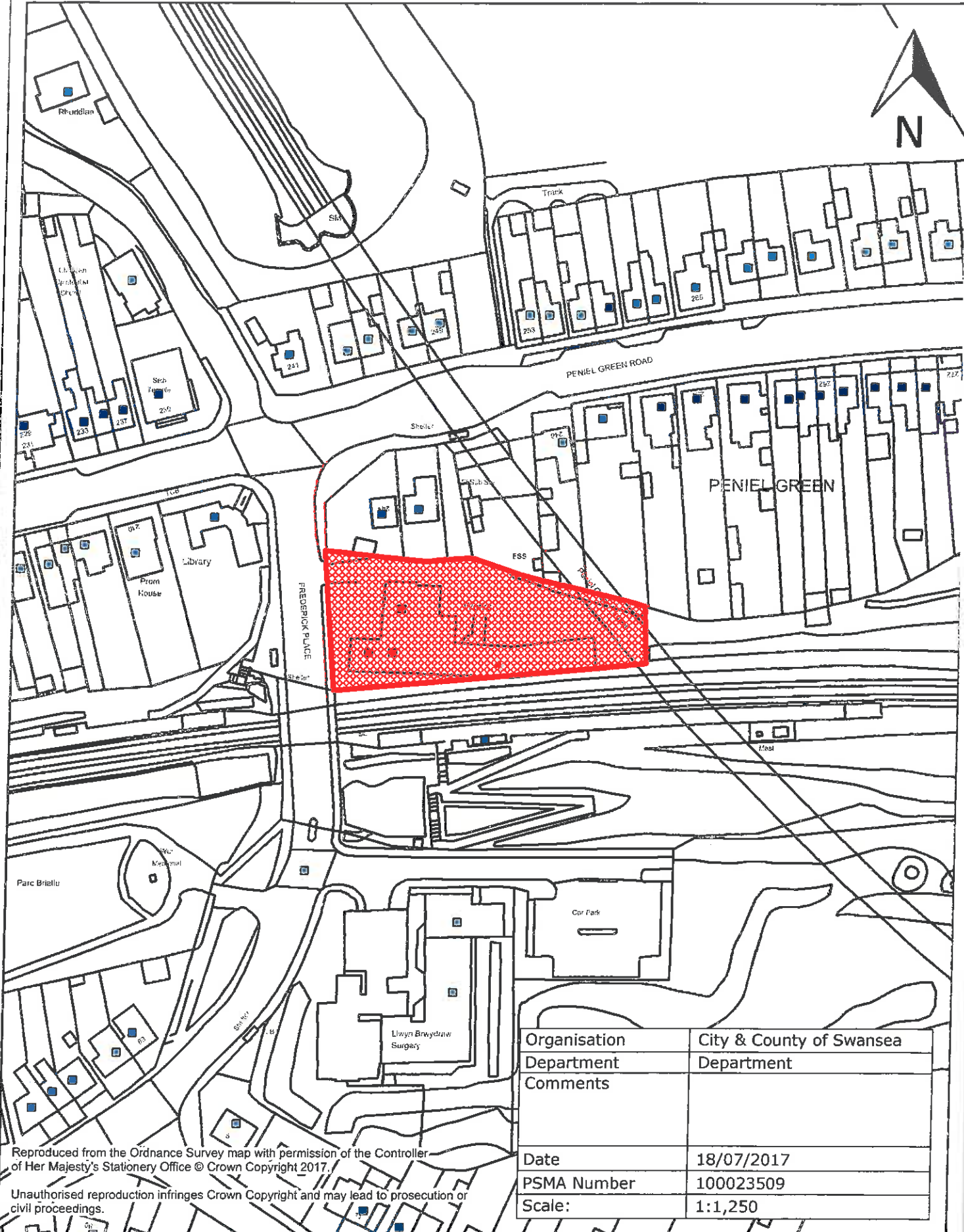
It is an offence to contravene the requirements stated in paragraph 5 of this Notice after the end of the compliance period. You will be at risk of **IMMEDIATE PROSECUTION** in the Magistrates' Court, for which the maximum penalty is a fine amounting to £1,000 for a first offence and for any subsequent offence. If you are in any doubt as to what this Notice requires you to do you should immediately contact

The Planning Control Section of the City and County of Swansea at the Civic Centre, Oystermouth Road, Swansea, SA1 3SN. Telephone – 01792 635692

If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of this Notice you may only do so by an application to the High Court for Judicial Review. A lawyer will advise you what this procedure involves.

The Land

The Plan



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Organisation	City & County of Swansea
Department	Department
Comments	
Date	18/07/2017
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