

**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 ENF2017/0227**

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 391 Trewyddfa Road Morriston Swansea SA6 8PE 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, excavation works to the rear of the property.

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; or
- (ii) Restore the land to what was there previously.

5. **TIME FOR COMPLIANCE**

28 days after the date of this notice.

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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 Gethyn Havard on 01792 635761 or email [gethyn.havard@swansea.gov.uk](mailto:gethyn.havard@swansea.gov.uk).

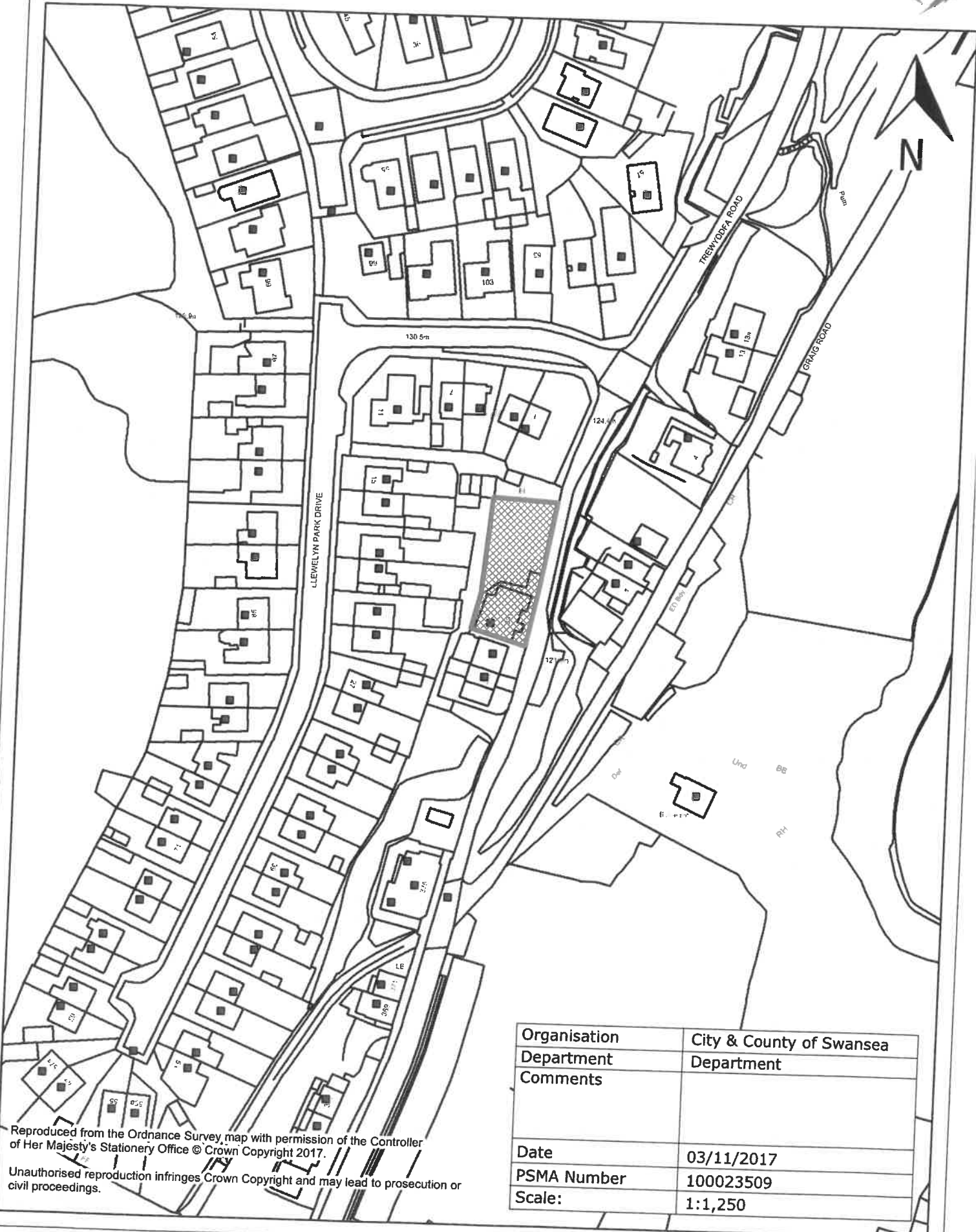
Address: Enforcement, Planning & City Regeneration, Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

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"



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| Organisation | City & County of Swansea |
| Department   | Department               |
| Comments     |                          |
| Date         | 03/11/2017               |
| PSMA Number  | 100023509                |
| Scale:       | 1:1,250                  |