

CITY AND COUNTY OF SWANSEA**BREACH OF CONDITION NOTICE**

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)**

**BREACH OF CONDITION NOTICE
SERVED BY : THE COUNCIL OF THE CITY AND COUNTY OF SWANSEA
("THE COUNCIL")**

TO: Mr Leon P Evans of 27 Heol Emrys, Penlan, Swansea, SA5 7AB

1 **THIS NOTICE** is issued by the Council under section 187A of the above Act, because they consider that conditions imposed on a grant of planning permission, relating to the land described in paragraph 2 below, have not been complied with. The Council consider that you should be required to comply with the conditions specified in this notice. The annex at the end of this notice contains important additional information.

2 THE LAND TO WHICH THE NOTICE RELATES

Land at 67/69 Armine Road, (land rear of 30/36 Ravenhill Road) Ravenhill, Swansea shown edged red on the attached plan.

3 THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on 5 March 2005 for Ref 2005/0114 (copy enclosed).

4 THE BREACH OF CONDITION

The following conditions have not been complied with:-

- 3. All highways and access works shall be completed in accordance with details to be submitted and approved by the Local Planning Authority prior to the beneficial use of the site commencing.**
- 4. Before the development hereby approved is occupied the means of enclosing the boundaries of the site and individual curtilages of all dwellings shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

5 WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breaches of condition specified in paragraph 4 of this notice, you are required to comply secure compliance with the stated conditions by taking the following steps:

Submit details of all proposed highways and access works together with details of means of enclosing the boundaries of the site and individual curtilages of all dwellings to the Local Planning Authority.

Period for Compliance: 30 days beginning with the day on which this notice is served on you.

Date 20 April 2010

Signed



Designation : Head of Planning Services
(The Council's authorised officer)

Address to which all communication should be sent:

BRYAN GRAHAM
HEAD OF PLANNING SERVICES
THE CIVIC CENTRE, SWANSEA SA1 3SN

ANNEX

WARNING

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

THERE IS NO RIGHT OF APPEAL TO THE NATIONAL ASSEMBLY FOR WALES 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 then be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is £1,000 for a first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with **Ian Davies, Planning Enforcement, Planning Services, The Civic Centre, Swansea, SA1 3SN– Tel 01792 635600.**

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. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

CITY AND COUNTY OF SWANSEA

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

TO:
K DAVIES
TOTECH HOUSE
22 WALTER ROAD
SWANSEA
SA1 5NN

DATE REGISTERED: 20th January 2005

APPLICATION NO: 2005/0114

APPLICANT: C Clement

The CITY AND COUNTY OF SWANSEA, in exercise of its powers under the above ACT, hereby GRANTS planning permission for:-

PROPOSAL: Two detached dwellings with integral garages

SITE LOCATION: Land at rear of 30-36 Ravenhill Road, Ravenhill, Swansea

as referred to in your application and shown on the accompanying plan(s), subject to the following condition(s):-

1. The development shall be commenced not later than the expiration of 5 years from the date of this planning permission and shall be completed in accordance with the said application plans and conditions prior to any part thereof being brought into beneficial use.

Reason 1. To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990 and to ensure that the development is completed in accordance with the plans approved by the City and County of Swansea, and so avoid any detriment to amenity or public safety by works remaining uncompleted.

2. Samples of all external finishes shall be submitted to and approved by the Local Planning Authority in writing before the development is commenced.

Reason 1. In the interests of visual amenity.

3. All highways and access works shall be completed in accordance with details to be submitted and approved by the Local Planning Authority prior to beneficial use of the site commencing.

Reason 1. To ensure that the proposed development is constructed in the interests of road and pedestrian safety.

4. Before the development hereby approved is occupied the means of enclosing the boundaries of the site and individual curtilages of all dwellings shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason 1. In the interests of visual amenity and general amenity.

INFORMATIVES:

1. The drawing numbers/description to which this decision refers are as follows:

Drawing(s) No.(s): Site plan, 04/162/AL/03, 04/162/AL/04, 04/162/AL/07 dated 19th January 2005. Amended plans - 04/162/AL/02, 04/162/AL/05 dated 21st February 2005. Amended site location plan, dated 28th February 2005.

2. The Developer must contact the Network Manager City and County of Swansea, Technical Services, Highways Division, Players Industrial Estate, Clydach, Swansea, SA6 5BJ. Tel 01792 841601 before carrying out any work.

3. Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will not normally be granted except for access crossings. The Environment Agency has no knowledge of flooding in this vicinity. However, you are also advised to consult with your Engineers Department, who may hold records/additional information, prior to the granting of planning consent.

4. The Environment Agency and the Local Authority have permissive powers to maintain watercourses depending on the watercourse's definition as "Main River" or "Ordinary Watercourse". The responsibility for general maintenance of the river and its banks rests with the riparian owner. Any bankside trees or vegetation within 3 metres of the watercourse should be protected from development in order to promote conservation and preserve visual amenity.

5. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

6. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste must be licensed waste carriers.

7. The activity of importing waste into the site for use as, for example hardcore, must re-registered by the Environment Agency Wales as an exempt activity under the Management Licensing Regulations 1994.

8. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under over or within 7 metres of the top of a main river i.e. Nant-y-Fendrod & Nant Bran.

9. Any culverting of a watercourse requires the prior written approval of the Local Authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991.

DATED: 5th March 2005

HEAD OF PLANNING SERVICES

PLEASE NOTE: Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.

67/69 Armine Road, Fforestfach



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