

## 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 & Mrs Clegg  
29 Oak Tree Close  
West Cross  
Swansea  
SA3 5RW**

(1) **This Notice** is served 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. Council considers that you should be required to comply with the conditions specified in this Notice. The warning section at the end of this Notice contains important additional information.

(2) **The land to which the Notice relates**

Former Asda filling station, Trallwn Road, Llansamlet, Swansea shown edged red on the attached plan.

(3) **The Relevant Planning Permission**

Planning Appeal reference APP/B6855/A/14/2225218 (application reference 2013/1540) was allowed insofar as it relates to the retention of change of use of hand car wash to a mixed use comprising car sales and hand car wash and retention of perimeter fencing and planning permission was granted for a change of use of a hand car wash to a mixed use comprising car sales and hand car wash and perimeter fencing on 23<sup>rd</sup> January 2015.

(4) **The Breach of Conditions**

The following conditions have not been complied with:

- 1) *Within two months of the date of this decision a scheme for the eradication of Japanese knotweed from the site shall be submitted to and approved in writing by the local planning authority. The*

*approved scheme shall be implemented in the first available treatment season and written confirmation that the eradication.*

- 2) *Within two months of the date of this decision a landscaping scheme for the site shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in the first planting season following the completion of the Japanese knotweed eradication scheme. Any trees, shrubs or plant material which are part of the scheme, which die, become seriously damaged or diseased within four years of planting shall be replaced by trees or shrubs of a similar size and species to those originally planted.*

**(5) What you are required to do**

As the person responsible for the breach of conditions specified in paragraph (4) of this Notice, you are required to comply with the stated conditions by taking the following steps:

- (1) Submit a scheme for the eradication of Japanese Knotweed from the site to the local planning authority for written approval and once approved, implement the Japanese Knotweed eradication scheme within the first available treatment season.
- (2) Once the Japanese Knotweed eradication scheme has been completed submit written confirmation of such to the local planning authority.
- (3) Submit a landscaping scheme to the local planning authority for written approval.
- (4) Implement the approved landscaping scheme in the first planting season following the completion of the Japanese knotweed eradication scheme. (Note: Any trees, shrubs or plant material which are part of the landscaping scheme, which die, become seriously damaged or diseased within four years of planting must be replaced by trees or shrubs of a similar size and species to those originally planted.)

**Period for compliance:** 30 days beginning with the day on which this Notice is served on you.

Date **29/07/15**

Signed \_\_\_\_\_



Designation : HEAD OF ECONOMIC  
REGENERATION & PLANNING  
(The Council's authorised officer)

Address to which all communication should be sent:

PHIL HOLMES  
HEAD OF ECONOMIC REGENERATION & PLANNING  
CIVIC CENTRE, OYSTERMOUTH ROAD, SWANSEA, SA1 3SN

## Warning

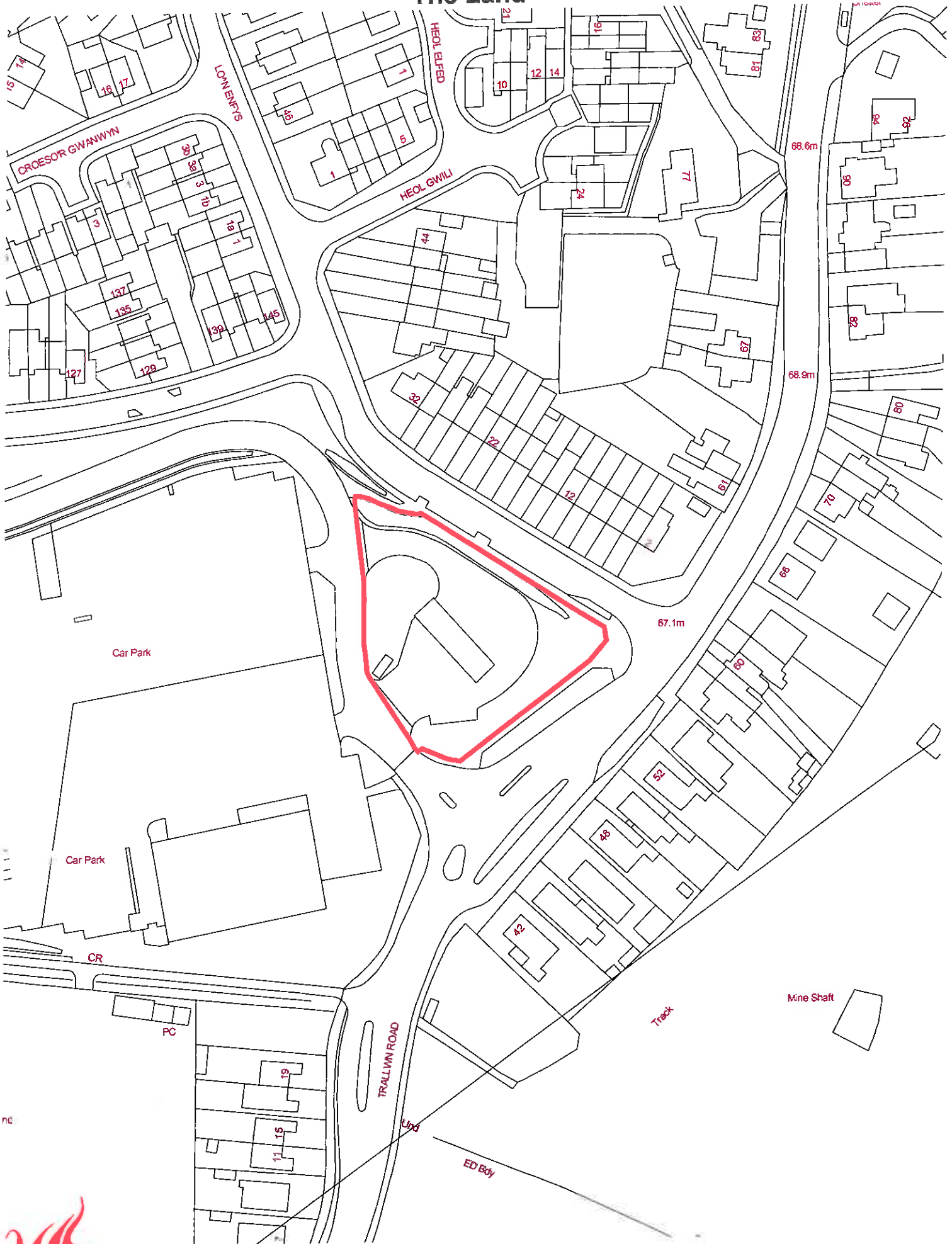
This Notice Takes Effect Immediately After It Is Served On You In Person Or On The Day You Receive It By Post.

There Is No Right Of Appeal To The Secretary of State For The Environment 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 £1,000.00 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 the Council's Enforcement Officer on **01792 635702** at the **City and County of Swansea, Oystermouth Road, Swansea, SA1 3SN.**

If you do 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.

# The Land



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Scale 1:1250

Phil Holmes  
Head of Economic Regeneration  
and Planning