

Local Planning Authority Questionnaire

For Planning, Conservation area, Listed Building and Advertisement applications/appeals



**PCAC
PEDW**

Penderfyniadau Cynllunio
ac Amgylchedd **Cymru**
Planning & Environment
Decisions **Wales**

The LPA must send the completed questionnaire and any attachments to PEDW.casework@gov.wales and the appellant (or their agent) **within 5 working days of the start date** specified in our start letter.

Case details

1.	PEDW reference(s):	CAS-03957-S2R6M3												
2.	LPA reference(s):	2023/0253/OUT												
3.	Site address / grid ref:	Land Adjacent To Fairwood Terrace Gowerton Swansea												
4.	Case type(s):	<table><tr><td>Planning application (s78)</td><td><input checked="" type="checkbox"/></td></tr><tr><td>Planning application (Household HAS /</td><td><input type="checkbox"/></td></tr><tr><td>Minor Commercial CAS)</td><td></td></tr><tr><td>Conservation Area consent</td><td><input type="checkbox"/></td></tr><tr><td>Listed Building consent</td><td><input type="checkbox"/></td></tr><tr><td>Advertisement consent</td><td><input type="checkbox"/></td></tr></table>	Planning application (s78)	<input checked="" type="checkbox"/>	Planning application (Household HAS /	<input type="checkbox"/>	Minor Commercial CAS)		Conservation Area consent	<input type="checkbox"/>	Listed Building consent	<input type="checkbox"/>	Advertisement consent	<input type="checkbox"/>
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Appeal procedure and site visit

5.	Which procedure do you consider the appeal should follow?	Written representations
	If Hearing or Inquiry, provide reasons here for why you consider this to be justified	
6.	Will the Inspector need to enter the appeal site/property?	Yes
7.	Do you consider that the Inspector needs to enter neighbouring private land/property to view the site?	No
	If Yes, give reasons and provide the neighbouring site address. If you have them, provide the contact details of the landowner in an attachment.	
8.	If access to private land/buildings is required, are you content for the Inspector to visit the site on an 'access required' basis, with only the landowner or their representative present?	Yes

If No, give reasons for why you consider an Accompanied Site Visit to be necessary

9. Are you aware of any health and safety issues which would need to be considered when the Inspector visits the site?

Yes

The site contains disused coalmining features & hazards and former industrial structures within the site. The site is heavily wooded and muddy. I would advise that the Inspector stays on the Public Right of Way which leads from the end of Fairwood Terrace onto the site and uses the tarmac Active Travel Route to walk towards Gowerton Station.

10. LPA contact for site visit, hearing or inquiry arrangements:

appeals@swansea.gov.uk

Supporting documents

11. LPA case file and representations:

- <https://property.swansea.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPEELWEVJQW00>
- See link attached separately for third party comments

12. LPA's adopted local development plan and Proposals Map:

[Swansea Local Development Plan 2010-2025 \(LDP\) - Swansea](#)

- Policies PS1, PS2, PS3, SD1, SD2, SD H, IO 1, IO 2, H2, H3, HC3, SI 2, SI 3, SI 5, SI 6, SI 8, ER1, ER2, ER6, ER8, ER9, ER11, T1, T2, T4, T5, T6, T7, EU2, EU4, RP2, RP3, RP4, RP5, RP6, RP7, RP8, RP10

13. Adopted local guidance relevant to the proposal:

[Supplementary planning guidance \(SPG\) - Swansea](#)

- ☐ Placemaking Guidance for Residential Development (Adopted October 2021)
- ☐ Trees Hedgerows and Woodlands (Adopted October 2021)
- ☐ Development and Biodiversity (February 2021)
- ☐ Parking Standards (Adopted March 2012)
- ☐ Planning Obligations (Adopted March 2010)
- ☐ Planning for Community Safety (Adopted December 2012)

14. If applicable, do you intend to submit a full statement at the 4-week stage?

Yes

Statutory considerations

15.	Is all or part of the site within an Area of Outstanding Natural Beauty?	<input type="text" value="No"/>
16.	Does the site include any public rights of way?	<input type="text" value="Yes"/>
	<input type="text" value="Please see Rights of way comments attached"/>	
17.	Is all or part of the site within a Conservation Area?	<input type="text" value="No"/>
	<input type="text" value="If Yes, attach or insert links to a plan showing the Conservation Area boundary"/>	
18.	Would the proposal involve works to, or affect the setting of, a listed building, Scheduled Monument or other designated historic asset?	<input type="text" value="No"/>
	<input type="text" value="If Yes, attach or insert links to the listing description(s) and location plan"/>	
19.	Is any part of the site subject to a Tree Preservation Order?	<input type="text" value="No"/>
	<input type="text" value="TPO 206 attached – Land adjacent to the site."/>	
20.	Is the site within or likely to affect an International or National Designated Site for nature conservation (as defined in Planning Policy Wales)?	<input type="text" value="Yes"/>
	<input type="text" value="SINC – Alcoa West Meadows, see plan attached"/>	
21.	Are any protected species likely to be affected by the proposal?	<input type="text" value="Yes"/>
	<input type="text" value="See Ecology comments attached"/>	
22.	Does the case involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the LPA?	<input type="text" value="No"/>
23.	Have you received comments or directions from any government department/agency or statutory undertaker, including in response to a statutory notification or consultation?	<input type="text" value="Yes"/>
	<input type="text" value="See link attached for comments from – CADW, Coal Authority, Designing out Crime Officer, Drainage, Ecology, Education, Fire & Rescue, GGAT, Highways, Housing Enabling, Japanese Knotweed, Landscape, Network Rail, NRW, Parks, Placemaking & Strategic planning, Pollution Control, Rights of Way, Tree Officer, Wales & West Utilities, Waste Management, Welsh Water"/>	

Suggested conditions

24. Review the following standard conditions and advise whether they would be necessary if permission/consent is granted (*not applicable to Advertisement consent proposals*):

- a) The development shall begin not later than five years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 / Section 18 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.
- Yes/No
- b) The development shall be carried out in accordance with the following approved plans and documents:
Reason: To ensure the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.
- Yes/No
- If Yes, list the approved plans, documents and drawings here or list them in an attached document
- c) No development shall take place until a scheme for biodiversity enhancement has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9.
- Yes/No
25. Do you consider other conditions, or amended versions of the above standard conditions, to be necessary?
- Yes
- See committee report

Before sending, have you attached or provided a web link to:

26. A copy of the applicant's certificate confirming that they notified persons with an interest in the land?*
- Yes
- <https://property.swansea.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RPEELWEVJQW00>
27. Evidence of any publicity given to the application, including site notices and local advertisement?**
- Yes
- See attached
28. A copy of the letter with which you notified people of the appeal AND a list of the people you notified?
- Yes
- See attached
29. The LPA's Environmental Impact Assessment Screening Opinion, if applicable?
- Yes
- 2022/2462/SCR – copy attached

30.	Advertisement consent proposals only: A true copy of the Discontinuance Notice (if one has been issued)?	N/A
	If Yes, state how the use of the site or the display of the advertisement(s) enjoys the benefit of deemed consent	
31.	Details of other appeals or applications relating to the site, or a nearby site, which are still being considered by PEDW or the Welsh Ministers?	No
	If Yes, provide reference numbers and, if applicable, attach or insert links to relevant documents	
32.	Details of any previous appeal decision relating to the site or a nearby site referred to by the LPA or applicant?	No
	If Yes, provide the reference number(s) and address(es) and attach or insert links to the decision(s) and any relevant application documents	
33.	Any other relevant information that we should know about?	Yes
	Site photos attached	

Declaration

Signed:	Z Richards	Date:	08/05/2025
On behalf of:	City & County of Swansea		

Now email to PEDW.casework@gov.wales in PDF format

** Article 11 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012;
Regulation 7 of The Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012*

*** Article 12 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012;
Section 67/73 of The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990;
Regulation 10 of The Town and Country Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012*