

**From:** PEDW – Gwaith Achos / Casework <PEDW.Casework@gov.wales>  
**Sent:** 01 May 2025 12:33  
**To:** appeals <appeals@swansea.gov.uk>  
**Subject:** CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent To Fairwood Terrace  
Gowerton Swansea

Good afternoon,

I refer to the above appeal. I can confirm that the appeal is valid. If I later find out that this is not the case, I will write to you again. If you have not received copies of the appeal form, statement of case (including supporting documents) and other relevant documents from the appellant, please let PEDW know as soon as possible.

The date of this letter is the starting date for the appeal and the timetable for the submission of evidence begins from this date.

### **The procedure**

In accordance with Regulation 14 of the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017, I hereby give notice that the appeal will be determined by the written representations procedure.

Although it is envisaged that most appeals will proceed by the written representations procedure, the 2017 Regulations enable an appeal to proceed by multiple procedures. As such, the Inspector may consider it necessary to call a topic specific hearing or inquiry session; only that topic can be discussed at the event and the remainder of the issues will be considered by the written representations procedure. In these circumstances we will notify you of the change of procedure at the earliest opportunity, ideally no later than 6 weeks after the start date.

Only the Appellant, LPA, and any other person specifically invited by the Inspector will be entitled to participate in an event.

Please note where a hearing is required, it is likely to be arranged at relatively short notice due to the tight timescales for doing so. Although we will provide at least 4 weeks' notice, it is possible that we will not be able to provide greater notice. As such, the date that we propose to hold an event can only be changed in very extraordinary circumstances.

### **Keeping to the timetable**

You must keep to the timetable set out below and make sure that you submit the relevant documents within the deadlines; documents submitted after deadlines will not be taken into account by the Inspector and will be returned. You must note the details of the following timetable as no reminders will be sent.

The following documents must be submitted so as to be received within this timetable:

**By 09 May 2025**

You must submit a copy of the completed appeal questionnaire and supporting documents, including relevant plan policies to the Appellant and PEDW. This should include all supporting documentation, including a list of the plans that were considered at application stage (along with the relevant reference and revision numbers).

If you wish for your questionnaire to comprise your representation for the appeal, you should confirm so in writing by this date to PEDW and the Appellant.

You must also notify any interested persons that the appeal has been lodged. You should advise them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments (which should not exceed 3000 words), they must be received within 4 weeks of the starting date, **by 29 May 2025**. If comments are submitted after the deadline they will be returned.

ii) they can get a copy of our leaflet 'A Guide to Engaging with PEDW' either free of charge from you or through the Welsh Government website: <https://www.gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales> and

iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

### **By 29 May 2025**

If your questionnaire does not comprise your representation, your representation must be received by this date, and must not exceed 3000 words. You may also submit an application for costs where required by this date.

Interested persons may also submit representations by this date.

### **By 12 June 2025**

You, the Appellant, and any interested persons should send me a copy of any final comments you have on each other's representations. No new evidence is allowed at this stage. I will send you a copy of the LPA's and any interested person final comments as soon as this deadline has passed.

**The Ministerial Target for the decision for this appeal is 07 August 2025. At this time PEDW are experiencing significant resource pressures and unfortunately, we cannot guarantee that we will meet this target. We will endeavour to issue a decision as soon as possible and thank you in advance for your patience.**

### **Inspector requests for information**

If the appointed Inspector decides that further information / clarification is required, they may request information from the parties and you will be advised of the deadline for doing so. The responses must not exceed 3000 words.

## Site Visits

The Inspector will conduct a site visit prior to reaching their decision. We will contact you regarding the arrangements for their visit if we need to arrange for them to enter private property.

## Using e-mail or post

We welcome communication by email to our team address [PEDW.Casework@gov.wales](mailto:PEDW.Casework@gov.wales). Electronic copies of statements, supporting documents and comments are particularly useful to us and more efficient for you.

If you send us your documents by e-mail or post, quote the full appeal reference number. E-mails should not exceed 20MB in size.

## Withdrawing the appeal

If you hear that the appeal is to be withdrawn please advise me immediately.

## Costs Awards

If you wish to make an application for costs you should do so by the 4 week stage. If you do so, the Appellant should respond by the 6 week stage.

Further information on awards of costs can be found in Section 12 of the Development Management Manual (<http://gov.wales/topics/planning/appeals/costs/?lang=en>). This revokes and replaces Welsh Office Circular 23/93.

Kind regards,

Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment  
Decisions Wales

Llywodraeth Cymru | Welsh Government  
Ffôn | Tel: 03000 253 389 / 0300 123 1590



<https://llyw.cymru/penderfyniadau-cynllunio-ac-amgylchedd-cymru> |  
<https://gov.wales/planning-and-environment-decisions-wales>