

*[Model Enforcement Warning Notice]*

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning (Wales) Act 2015)**

**ENFORCEMENT WARNING NOTICE**

**SERVED BY:** [name of Local Planning Authority] (“the Authority”).

**TO:** *[name of intended recipient of the notice]*

**1. THIS NOTICE** is issued by the Authority, in exercise of the power conferred by section 173ZA of the above Act. The Authority consider that there has been a breach of planning control on the land described in paragraph 2 below.

The Authority 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 *[address of land, or description of relevant part of the land to which the notice relates]*, shown edged in a distinctive colour on the attached plan.

**3. ACTIVITY TO WHICH THIS NOTICE RELATES**

The following matters appear to the Authority to constitute a breach of planning control:

*[Specify the development/use which requires planning permission, and any activity carried out as part of that activity, or associated with it.]*

**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. *[specify development to be removed/activity to cease]*

Failure to comply with this notice within the specified period stated in paragraph 5 below may result in further enforcement action being taken.

## **5. TIME FOR COMPLIANCE**

*[insert deadline in days]* after the date of this notice.

Dated: [date of notice]

**Signed:** [*Authority authorised officer*]

**On behalf of:** [*Authority name and address*]

**Nominated Officer:** [*Name of contact officer*]

**Telephone Number:** [*of Nominated Officer*]

## **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 [*Authority nominated officer to deal with enquiries, address and telephone number*].

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 [optional]

[Provide links to relevant local and national validation requirements]