

From: Grattarola, Luke
Sent: 31 October 2025 12:07
To: PEDW – Gwaith Achos / Casework
Cc:
Subject: RE: CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent to Fairwood Terrace
Gowerton Swansea
Importance: High
Categories:

Dear Sir / Madam,

Thank you for your email confirming the Inspector's agreement to extend the deadline for the submission of further information to 31 October 2025.

As the Inspector might be aware, on 10 October 2025 the First Minister of the Welsh Government established a Taskforce following the publication by Natural Resources Wales, on 25 June, of condition assessments for Marine Protected Areas (MPAs). The Taskforce is charged with ensuring "that development resumes as quickly as possible, in a sustainable way", and is "working at pace to identify and explore all reasonable options, with a focus on identifying short-term solutions that can be actioned quickly and that will contribute to more sustainable medium- and long-term solutions".

In view of this urgent, ongoing work, which is happening in parallel with the Appellants' ongoing investigations in relation to their site that is the subject of this appeal, the Appellants respectfully request a further extension of time until 31 January 2026 to allow sufficient time to provide a comprehensive response informed by the Taskforce's own work which will, by then, have been ongoing for over 3 months. We consider it reasonable to make this request on the basis that the Taskforce was only established on 10 October 2025 and that it would be reasonable to give it at least three months to progress its work before the Appellants are required to provide a substantive update in relation to their appeal.

I would be grateful if you could forward this email to the Inspector for their consideration.

Thanks,

Luke Grattarola MRTPI | Planning Manager
Persimmon (West Wales) | Dragon House, Parc Y Ddraig, Penllergaer Business Park,
Swansea, SA4 9HJ

From:
Sent: 08 September 2025 13:07
To: Grattarola, Luke ;
Subject: RE: CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent to Fairwood Terrace
Gowerton
Swansea

Good afternoon,

Following the below request by the appellant via email on 3rd September, the Inspector agrees to extend the deadline for the provision of the further information requested to 31st October 2025. As a result, the hearing arranged for 23rd October 2025 is cancelled. PEDW will be in touch in due course regarding arrangements for progressing the appeal. The LPA should inform any interested parties already notified of the hearing arrangements of this cancellation.

The LPA is also invited to provide comments on the implications for the appeal resulting from the Marine SAC condition assessments and latest advice published by Natural Resources Wales, as referred to in the Inspector's recent request for further information on this matter. Any comments should be provided by 31st October 2025.

Kind regards,

Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment Decisions
Wales
Llywodraeth Cymru | Welsh Government

From: Grattarola, Luke
Sent: 03 September 2025 16:41
To: PEDW – Gwaith Achos / Casework
Cc: appeals
Subject: RE: CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent to Fairwood Terrace
Gowerton
Swansea
Importance: High

Good afternoon,

I would be most grateful if an allocated officer could contact me regarding this appeal. In light of the letter received on the 21st August 2025, we (as Appellants) require further time to respond fully to the detailed queries in the letter (and work in conjunction with the local planning authority (LPA) on how the answers to those queries are presented). Since the letter was received, we have endeavoured to work expeditiously to respond to the queries raised, but despite our best efforts, it has not been possible, within the 2-week timeframe given for a response, for our technical consultants to complete the work required to enable us to respond, or for the Appellants and the LPA to discuss the queries raised, noting PEDW's request for a joint response from both the LPA and the Appellants. It is our understanding that the LPA might already have sent an initial response to PEDW simply providing the HRA that the LPA previously prepared when it determined the planning application. The Appellants have not yet seen this HRA so cannot respond meaningfully to any gaps which there may be in the HRA, nor can the Appellants respond in the joint manner requested by PEDW. The Appellants also note that PEDW's letter was clear about

the need for an itemised response to the detailed queries raised. If the LPA's response to PEDW's letter has been simply to provide its previous HRA, this does not appear to the Appellants to meet PEDW's expectations in its detailed letter.

The Appellants' consultants are clear that the intricacies of the queries raised in the letter of the 21st August require work to be undertaken that cannot, with the best will in the world, be completed within the 2-week period given. It is not within the control of the Appellants to require their consultants to complete this work within an unachievable timeframe. They have advised us to seek, respectfully, an extension of time until 31st October 2025 to provide a detailed response to the queries raised in PEDW's letter. We appreciate that allowing this extension would have implications for the hearing date, but it seems that an adjournment of the hearing is unavoidable given that this new issue, which could not have been foreseen when the appeal was submitted, is likely to require the provision of significant additional information and evidence that could not have been prepared previously.

I would be grateful if you could forward this email to the Inspector for their consideration.

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Luke Grattarola MRTPI | Planning Manager
Persimmon (West Wales) | Dragon House, Parc Y Ddraig, Penllergaer Business Park,
Swansea, SA4 9HJ

From: Grattarola, Luke
Sent: 02 September 2025 11:57
To:
Subject: Re: CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent to Fairwood Terrace
Gowerton
Swansea

Dear _____,
Would you be able to give me a call to discuss the content of this letter please? I called earlier with no luck.
My mobile would be appreciated.
Thanks

From:
Sent: Thursday, August 21, 2025 1:12:11 pm
To: Grattarola, Luke
Subject: CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent to Fairwood Terrace Gowerton
Swansea

Good afternoon,

Please see the attached request from the appointed Inspector for the above appeal.
Kind regards,

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Wales
Llywodraeth Cymru | Welsh Government

From: PEDW – Gwaith Achos / Casework
To: Grattarola, Luke
Cc:
Subject: RE: CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent to Fairwood Terrace
Gowerton Swansea
Date: 03 November 2025 15:44:00

Good afternoon,

Thank you for your email.

In response to the appellant's request, the Inspector notes the ongoing investigations and recent establishment of a Taskforce to address the Marine SAC issue. As such, the Inspector is willing to allow an extension of time until 31 January 2026, in anticipation of receiving a comprehensive response from the appellant. For clarification, the extended deadline will also apply to the Inspector's previous invitation to the LPA for its comments on the implications for the appeal as a result of the Marine SAC condition assessments.

Once received, the Inspector will consider the next steps to be taken in progressing the appeal, including any need for consultation on the additional information.

Kind regards,

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Decisions Wales
Llywodraeth Cymru | Welsh Government

From: Grattarola, Luke <
Sent: 31 October 2025 12:07
To: PEDW – Gwaith Achos / Casework <PEDW.Casework@gov.wales>
Cc: appeals@swansea.gov.uk
Subject: RE: CAS-03957-S2R6M3 - 2023/0253/OUT - Land Adjacent to Fairwood Terrace
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