



City and County of Swansea

WEEKLY LIST OF PLANNING APPLICATION DECISIONS

From: 06-Mar-2023

To: 10-Mar-2023

Weekly list of Planning Application Decisions:

Application No:	2019/1347/FUL	Decision Date:	08-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Refuse
Location:	Plot 7 Land East Of Caswell Bay Road Bishopston Swansea SA3 3DD	Area:	Area 2
		Ward:	Bishopston

PROPOSAL: Retention of vehicular access and new gate

Application No:	2023/0192/PRE	Decision Date:	07-MAR-2023
Responsibility:	Delegated Decision	Decision:	Mixed
Location:	106 Manselfield Road Murton Swansea SA3 3AG	Area:	Area 2
		Ward:	Bishopston

PROPOSAL: Pre-application enquiry - Proposed garage behind the building line with new entrance extension and associated minor lower ground floor extension.

Application No:	2023/0378/PRE	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Negative
Location:	42 Llanerch Road Bonymaen Swansea SA1 7AY	Area:	Area 1
		Ward:	Bonymaen

PROPOSAL: Pre-application enquiry - First Floor extension

Application No:	2023/0075/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	22 Oxford Street Swansea SA1 3AQ	Area:	Bay Area
		Ward:	Castle

PROPOSAL: Change of shop frontage and ground floor internal layout

Weekly list of Planning Application Decisions:

Application No:	2023/0082/FUL	Decision Date:	08-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Approve
Location:	27 Madoc Street Sandfields Swansea SA1 3RB	Area:	Bay Area
		Ward:	Castle

PROPOSAL: Conversion of existing three bedroom residential dwelling to 2no. one bedroom self-contained flats together with first floor rear extension

Application No:	2023/0420/PLD	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Is Lawful (proposed)
Location:	10 Richardson Street Sandfields Swansea SA1 3JE	Area:	Bay Area
		Ward:	Castle

PROPOSAL: Single storey rear infill extension, rear roof extension and two front rooflights (application for a Certificate of Proposed Lawful Development)

Application No:	2022/0992/FUL	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Maes Gwyn Fishery Craig Cefn Parc Swansea SA6 5RT	Area:	Area 1
		Ward:	Clydach

PROPOSAL: Detached storage building

Application No:	2022/1879/DOC	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Nant Moel Isaf Farm Pontardawe Swansea SA8 4RS	Area:	Area 1
		Ward:	Clydach

PROPOSAL: Discharge of conditions 3 (materials for external surfaces), 4 (ecological enhancement), 5 (lighting) and 9 (external materials) of planning permission 2021/2082/FUL granted 6th May 2022

Weekly list of Planning Application Decisions:

Application No:	2022/2651/DOC	Decision Date:	10-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Felin Wen Farm Rhydypany Road Morryston Swansea SA6 6NX	Area:	Area 1
		Ward:	Clydach

PROPOSAL: Discharge of condition 10 (schemes for - removal of all surface elements, restoration and aftercare of the land, and timetable for completion) of planning permission 2020/0257/FUL approved 11th August 2020

Application No:	2023/0147/DOC	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	44 Rhydypany Road Morryston Swansea SA6 6PB	Area:	Area 1
		Ward:	Clydach

PROPOSAL: Discharge of condition 4 (Ecological Enhancement Measures) of planning permission 2022/2580/FUL approved 16th December 2022

Application No:	2022/2713/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	China Kitchen/Killay Fish Bar 430 Gower Road Killay Swansea SA2 7AJ	Area:	Area 2
		Ward:	Dunvant And Killay

PROPOSAL: Replacement of existing canopy to front elevation, rendering of ground floor pillars, first floor cladding

Application No:	2022/2826/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	36 Millwood Gardens Killay Swansea SA2 7BE	Area:	Area 2
		Ward:	Dunvant And Killay

PROPOSAL: Retention of a fence inside boundary

Weekly list of Planning Application Decisions:

Application No:	2023/0079/PRE	Decision Date:	07-MAR-2023
Responsibility:	Delegated Decision	Decision:	Positive
Location:	465 Gower Road Killay Swansea SA2 7DZ	Area:	Area 2
		Ward:	Dunvant And Killay

PROPOSAL: (Pre-application) Single storey rear extension

Application No:	2023/0212/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	135 Broadmead Killay Swansea SA2 7RB	Area:	Area 2
		Ward:	Dunvant And Killay

PROPOSAL: New detached garden room

Application No:	2020/1853/DOC	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Blackhills Nursery Blackhills Lane Fairwood Swansea SA2 7JN	Area:	Area 2
		Ward:	Fairwood

PROPOSAL: Discharge of conditions 6 (landscaping), 7 (materials) and 8 (external lighting) of planning permission 2014/0224 granted 13th January 2017.

Application No:	2020/2391/FUL	Decision Date:	08-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Refuse
Location:	Farram Lodge Hen Parc Lane Upper Killay Swansea SA2 7JL	Area:	Area 2
		Ward:	Fairwood

PROPOSAL: Retention of an agricultural building

Weekly list of Planning Application Decisions:

Application No:	2022/2354/DOC	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Land Adjacent To Capel Y Crwys Chapel Road Three Crosses Swansea SA4 3PU	Area:	Area 2
		Ward:	Fairwood

PROPOSAL: Discharge of condition 15 (footway) of planning permission 2018/2127/OUT granted 3rd January 2019

Application No:	2023/0001/DOC	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	69 Tirmynydd Road Three Crosses Swansea SA4 3PB	Area:	Area 2
		Ward:	Fairwood

PROPOSAL: Discharge of conditions 2 (Ecological Enhancement Measures) of planning permission 2022/2374/FUL approved 20th December 2022

Application No:	2023/0188/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Approve
Location:	48 Joiners Road Three Crosses Swansea SA4 3NY	Area:	Area 2
		Ward:	Fairwood

PROPOSAL: Demolition of existing conservatory, proposed single storey side/rear extension, loft conversion to include hip to gable extension/ proposed side dormer extension and associated works.

Application No:	2021/2284/FUL	Decision Date:	07-MAR-2023
Responsibility:		Decision:	Application Withdrawn
Location:	Pentre Farm Pentre Road Pontarddulais Swansea SA4 8DQ	Area:	Area 1
		Ward:	Gorseinon And Penyrheol

PROPOSAL: Single storey rear extension

Weekly list of Planning Application Decisions:

Application No:	2023/0388/PRE	Decision Date:	07-MAR-2023
Responsibility:	Delegated Decision	Decision:	Positive
Location:	102 Lime Street Gorseinon Swansea SA4 4EF	Area:	Area 1
		Ward:	Gorseinon And Penyrheol

PROPOSAL: Pre-application enquiry - Single storey rear extension, first floor side extension, extended drive/parking space

Application No:	2022/2919/PRE	Decision Date:	07-MAR-2023
Responsibility:	Delegated Decision	Decision:	Negative
Location:	Mallards Rest Cilibion Llanrhidian Swansea SA3 1EB	Area:	Area 2
		Ward:	Gower

PROPOSAL: (Pre-application) Discharge of Section 52 agreement

Application No:	2023/0164/DOC	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Crickton Farm Llanrhidian Swansea SA3 1ED	Area:	Area 2
		Ward:	Gower

PROPOSAL: Discharge of conditions 3 (materials) and 6 (scheme for the eradication of the Japanese Knotweed) of planning permission 2021/2761/FUL granted 21st March 2022

Application No:	2023/0168/DOC	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Great Pitton Farm Rhossili Swansea SA3 1PH	Area:	Area 2
		Ward:	Gower

PROPOSAL: Replacement agricultural building with associated works - Discharge of condition 4 (scheme of tree planting) of planning permission 2022/1314/FUL granted 29th July 2022

Weekly list of Planning Application Decisions:

Application No:	2022/2816/NMA	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Former Cefn Gorwydd Colliery Gorwydd Road Gowerton Swansea SA4 3AN	Area:	Area 2
		Ward:	Gowerton

PROPOSAL: Non- Material Amendment to Planning Permission 2018/1894/RES granted 9th January 2019 to allow for the reconfiguration of the ground floor apartments; reconfiguration of the internal 1st and 2nd floor communal stairwell and entrances to apartments; a new ground floor window in the side elevation (b); and a reduction in the overall height of the building by 0.4m in relation to Plots 37-42.

Application No:	2020/1036/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Refuse
Location:	Gellifeddan Farm Felindre Swansea SA5 7LX	Area:	Area 1
		Ward:	Llangyfelach

PROPOSAL: Conversion and extension of agricultural building to dwelling

Application No:	2022/0707/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Approve
Location:	193 Peniel Green Road Peniel Green Swansea SA7 9BA	Area:	Area 1
		Ward:	Llansamlet

PROPOSAL: Front porch, single storey rear extension, removal of existing side store and addition of a single storey side extension and rear raised area

Application No:	2022/2937/FUL	Decision Date:	10-MAR-2023
Responsibility:	Committee Decision	Decision:	Approve
Location:	Pendragon Property Holdings Upper Fforest Way Swansea Enterprise Park Swansea SA6 8PP	Area:	Area 1
		Ward:	Llansamlet

PROPOSAL: Demolition of existing buildings and erection of Builders Merchant (Unique Use) and associated works

Weekly list of Planning Application Decisions:

Application No:	2023/0032/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	48 Maes Yr Haf Llansamlet Swansea SA7 9ST	Area:	Area 1
		Ward:	Llansamlet

PROPOSAL: Disabled ramp access to residential dwelling

Application No:	2023/0171/FUL	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	53 Frederick Place Llansamlet Swansea SA7 9SX	Area:	Area 1
		Ward:	Llansamlet

PROPOSAL: Demolition of the existing garage, proposed single storey rear extension and terrace and associated works

Application No:	2023/0299/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Harlech House Phoenix Way Swansea Enterprise Park Swansea SA7 9FN	Area:	Area 1
		Ward:	Llansamlet

PROPOSAL: Removal of ATM and nightsafe and reinstatement of external materials where required

Application No:	2023/0301/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	20 Blaencwm Road Llansamlet Swansea SA7 9TA	Area:	Area 1
		Ward:	Llansamlet

PROPOSAL: Single storey side extension

Weekly list of Planning Application Decisions:

Application No:	2023/0025/FUL	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Land Rear Of 173 And 175 Borough Road Loughor Swansea SA4 6RZ	Area:	Area 1
		Ward:	Llwchwr

PROPOSAL: Detached dormer bungalow

Application No:	2023/0156/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Approve
Location:	6 Heol Pen Y Scallen Loughor Swansea SA4 6SE	Area:	Area 1
		Ward:	Llwchwr

PROPOSAL: Single storey side extension, loft conversion including rear dormer and fenestration alterations

Application No:	2023/0151/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Refuse
Location:	129 Woodfield Street Morryston Swansea SA6 8AL	Area:	Area 1
		Ward:	Morryston

PROPOSAL: Replacement shopfront

Application No:	2023/0201/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Morryston Town Associated Football Club Clydach Road Morryston Swansea SA6 6QH	Area:	Area 1
		Ward:	Morryston

PROPOSAL: Proposed 100 seater spectator stand and associated works

Weekly list of Planning Application Decisions:

Application No:	2022/2118/FUL	Decision Date:	07-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	200 Newton Road Newton Swansea SA3 4UD	Area:	Area 2
		Ward:	Mumbles

PROPOSAL: Side and rear dormer extensions

Application No:	2022/2277/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Approve
Location:	68 Higher Lane Langland Swansea SA3 4PD	Area:	Area 2
		Ward:	Mumbles

PROPOSAL: Demolition of existing house and garage with replacement house and garage and associated landscaping, proposed shed, pergola, fences and raised terraces with associated screens.

Application No:	2023/0115/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Refuse
Location:	43 Beaufort Avenue Langland Swansea SA3 4PB	Area:	Area 2
		Ward:	Mumbles

PROPOSAL: Retention of single storey front, side and rear extension, alteration to fenestration, garage conversion, to include replacement of garage door with door and removal of chimney.

Application No:	2023/0265/ELD	Decision Date:	10-MAR-2023
Responsibility:	Delegated Decision	Decision:	Was Lawful (existing)
Location:	Mumbles Headland And Foreshore Mumbles Swansea	Area:	Area 2
		Ward:	Mumbles

PROPOSAL: Implementation of Outline Planning Permission 2017/2641/S73 and associated Reserved Matters Approval 2018/0916/RES relating to the comprehensive re-development of land at Mumbles Headland and Foreshore/Coastal Strip comprising: Headland Building (up to 5 storeys) to accommodate a range of retail / food and drink / gallery (Classes A1/A3/D1) at ground and first floor with the upper floors utilised for hotel/visitor accommodation (Class C1) - 69 no hotel rooms; Coastal Strip Building (up to 4 storeys) to accommodate 26 Residential apartments (Class C3) with 32 under-croft car parking spaces; alterations and refurbishment works to existing Pavilion Building to accommodate A1/A3 retail and food and drink uses & amusement arcade at ground floor with function room at first floor (Class D1); new public realm incorporating new pedestrian boardwalk and provision of 61 no. public car parking spaces and retention of headland car parking (32 no spaces for hotel/staff); and associated works - (Application for a Certificate of Lawfulness)

Weekly list of Planning Application Decisions:

Application No:	2023/0013/FUL	Decision Date:	10-MAR-2023
Responsibility:	Committee Decision	Decision:	Approve
Location:	Bugeilfa Bethel Lane Penclawdd Swansea SA4 3FP	Area:	Area 2
		Ward:	Penclawdd

PROPOSAL: Single storey side and rear extension

Application No:	2023/0304/DOC	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	38 Pencaerfenni Lane Crofty Swansea SA4 3SD	Area:	Area 2
		Ward:	Penclawdd

PROPOSAL: Discharge of condition 3 of Planning Permission 2022/2701/FUL granted 9th January 2023

Application No:	2023/0090/FUL	Decision Date:	10-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Refuse
Location:	4 Clwyd Road Penlan Swansea SA5 7EY	Area:	Area 1
		Ward:	Penderry

PROPOSAL: Raise roof wall plate by 500mm, rear dormer, two front roof lights, window (non-opening) on side elevation gable wall.

Application No:	2022/0796/DOC	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Land South Of The A4240 Parc Mawr Penllergaer Swansea	Area:	Area 1
		Ward:	Penllergaer

PROPOSAL: Discharge of conditions 16 (Construction Environmental Management Plan) and 23 (Scheme for the comprehensive and Integrated Drainage of Phase 1A) of planning permission 2018/2697/OUT granted 21st January 2021

Weekly list of Planning Application Decisions:

Application No:	2023/0137/DOC	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	38 Southgate Road Southgate Swansea SA3 2DA	Area:	Area 2
		Ward:	Pennard

PROPOSAL: Discharge of conditions 3,5,7 and 8 of Planning Permission 2022/0115/FUL granted 20th September 2022

Application No:	2023/0086/DOC	Decision Date:	10-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Lletty-gariad Pontarddulais Swansea SA4 8NJ	Area:	Area 1
		Ward:	Pontarddulais

PROPOSAL: Discharge of conditions 5 (CEMP) and 6 (ecological enhancement) of planning permission 2022/1133/FUL granted 13th September 2022

Application No:	2023/0492/PLD	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Is Lawful (proposed)
Location:	89 St Teilo Street Pontarddulais Swansea SA4 8SR	Area:	Area 1
		Ward:	Pontarddulais

PROPOSAL: Replacement shopfront (application for a Certificate of Proposed Lawful Development)

Application No:	2022/1658/DOC	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Gwenlais Uchaf Farm Pontlliw Swansea SA4 9HB	Area:	Area 1
		Ward:	Pontlliw And Tircoed

PROPOSAL: Removal of asbestos roofing and replacement with natural slate, retention and strengthening of existing trusses, replacement of 3 no. rooflights, new rainwater goods and fascias, localised removal of render and repointing with lime mortar and limewash over, conversion of adjoining byre to residential accommodation with associated internal works, installation of swallow cups and nest boxes. (Discharge of conditions 3 - swallow cups, 4 - written scheme of historic environment mitigation, 5 - heritage report, 6 - rooflight details, 7 - Details of natural slate coursing, sizes and source, metal rain water goods, glazing of slot vents to byre, ridge tiles, weatherproofing between chimney and new slate roof covering, venting of roof space at eaves and ridge and venting of suspended floor to byre of planning permission 2018/0663/LBC granted 1st July 2019)

Weekly list of Planning Application Decisions:

Application No:	2022/1659/DOC	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Gwenlais Uchaf Farm Pontlliw Swansea SA4 9HB	Area:	Area 1
		Ward:	Pontlliw And Tircoed

PROPOSAL: External alterations and change of use of byre to habitable accommodation (Discharge of conditions 3 swallow cups and nest box details) and 4 - Details of natural slate coursing, sizes and source, metal rain water goods, glazing of slot vents to byre, ridge tiles and weatherproofing between chimney and new slate roof covering of planning permission 2018/0662/FUL granted 21st June 2019

Application No:	2023/0150/DOC	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	11 Tavistock Road Sketty Swansea SA2 0SL	Area:	Bay Area
		Ward:	Sketty

PROPOSAL: Single storey rear extension - Discharge of condition 3 (Ecological Enhancement Measures and Implementation timetable) of planning permission 2021/1342/FUL granted 23rd July 2021

Application No:	2023/0158/FUL	Decision Date:	07-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	12 Derwen Fawr Road Sketty Swansea SA2 8AA	Area:	Bay Area
		Ward:	Sketty

PROPOSAL: Single storey rear extension

Application No:	2023/0104/FUL	Decision Date:	08-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	Land At The Bottom Of Headland Road St Thomas Swansea SA1 8DX	Area:	Bay Area
		Ward:	St. Thomas

PROPOSAL: Replacement detached garage/store

Weekly list of Planning Application Decisions:

Application No:	2022/2678/S73	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve subj to S106
Location:	76A Walter Road City Centre Swansea SA1 4QA	Area:	Bay Area
		Ward:	Uplands

PROPOSAL: Change of use from Bar + Nightclub/Offices (Class A3/A2) to 9 no 1 + 2 bed apartments (Class C3). Increase in roof level by 2.3m to facilitate an additional storey, Increase of tower roof level by 0.7m, replacement of existing rear extensions, fenestration alterations, omissions and additions, widening of existing vehicular and pedestrian access - variation of condition 2 of planning permission 2020/1939/FUL granted 28/09/2020 to amend the plans

Application No:	2022/2993/FUL	Decision Date:	06-MAR-2023
Responsibility:	Delegated Officer Panel	Decision:	Approve
Location:	74 Eaton Crescent Uplands Swansea SA1 4QN	Area:	Bay Area
		Ward:	Uplands

PROPOSAL: Single storey rear extension, raised decked area with side privacy screening and rear access steps, rear ground floor fenestration alteration, side roof extension, four side roof lights, insertion of windows to side elevation

Application No:	2023/0053/PLD	Decision Date:	06-MAR-2023
Responsibility:	Delegated Decision	Decision:	Is Lawful (proposed)
Location:	55 Finsbury Terrace Brynmill Swansea SA2 0AH	Area:	Bay Area
		Ward:	Uplands

PROPOSAL: Single storey rear extension (application for a Certificate of Proposed Lawful Development)

Application No:	2023/0189/DOC	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	5 Gwydr Crescent Uplands Swansea SA2 0AA	Area:	Bay Area
		Ward:	Uplands

PROPOSAL: Change of use of residential dwelling (Class C3) to a HMO for up to 7 people (Unique Use Class) - Discharge of Conditions 4 (Refuse and Cycle storage details) and 5 (Ecological Enhancement Measures) of planning permission 2022/2589/FUL granted 15th December 2022

Weekly list of Planning Application Decisions:

Application No:	2023/0118/FUL	Decision Date:	07-MAR-2023
Responsibility:	Delegated Decision	Decision:	Approve
Location:	26 Westfield Road Waunarlwydd Swansea SA5 4SJ	Area:	Bay Area
		Ward:	Waunarlwydd

PROPOSAL: Single storey rear and side extensions, fenestration alterations to front elevation and extension to existing front parking area

Application No:	2023/0353/PRE	Decision Date:	09-MAR-2023
Responsibility:	Delegated Decision	Decision:	Mixed
Location:	Land Rear Of 294 Ystrad Road Fforestfach Swansea SA5 4ND	Area:	Bay Area
		Ward:	Waunarlwydd

PROPOSAL: PRE APP - Residential development and associated works

Weekly list of Planning Application Decisions:

Total No. of Decisions: 58