

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995
SCHEDULE 2, PART 31:-**

DEMOLITION OF BUILDINGS

PRIOR APPROVAL IS REQUIRED

Name and address of the applicant

Mr David Hunkin
Crynallt Cottage
Crynallt
Cimla
Neath
SA11 3RL
United Kingdom

Name and address of the agent

Mr Ron Bagshaw
Ron Bagshaw & Associates
Woodfield House
1B Rosser Terrace
Cilfrew
Neath
SA10 8LH

DATE REGISTERED: 6 March 2020

APPLICATION NO: P2020/0226

LOCATION: Crynallt House , Crynallt Road, Cimla, SA11 3RL

PROPOSAL: Prior Notification for the demolition of the dwelling known as Crynallt House

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HAS DETERMINED THAT THE PRIOR APPROVAL OF THE METHOD OF DEMOLITION AND PROPOSED RESTORATION OF THE SITE IS REQUIRED.

Reasons

1 The Local Planning Authority requires Prior Approval for the method of demolition and restoration of the site, as the following additional information is required:

i. The Biodiversity Section has advised that a full bat survey is required due to the fact that the building/site provides roosting and foraging opportunities for bats, and the demolition works are likely to disturb the bats and/or their roosting places.

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ii. The Head of Engineering and Transport (Highways Section) requires additional information in respect of the accesses and routes the demolition vehicles will be using to and from the site.

iii. The Environmental Health Section requires further details in respect of noise from the proposed demolition, methods to suppress it and a complaints procedure.

iv. Due to the highly visible nature of the application site further details are required regarding the stock piling of materials to be left on site (including quantities, sizes, heights and locations, as well as temporary drainage measures), timescales for the re-development of the site and details of potential long-term alternative restoration of the site should the residential development not be forthcoming.

Signed:

A handwritten signature in black ink, appearing to read 'Ceri Morris', written over a horizontal line.

Ceri Morris – Head of Planning & Public Protection

Date: 20 March 2020

NOTES TO DEVELOPER:

(1) It is recommended that if bats are discovered during demolition works, work should stop immediately. CCW should be contacted as a WG licence may be required to continue. Bats are European protected species and are afforded protection under the Conservation of Habitats and Species Regulations 2010 and by the Wildlife and Countryside Act 1981 (as amended).

(2) It is recommended that vegetation clearance or works to buildings with nesting birds should avoid the bird breeding season 1st March to 31st July inclusive in accordance with the Wildlife and Countryside Act 1981 (as amended).

(3) Please note that any works carried out without compliance with the conditions attached to this approval will be entirely at the risk of the persons involved and may result in formal action being taken by the Local Planning Authority.