

**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 AND APPROVED

Name and address of the applicant

**Mr Simon Brennan
Neath Port Talbot Council
Property & Regeneration
The Quays
Brunel Way
Baglan Energy Park
Neath
SA11 2GG**

DATE REGISTERED: 29 July 2020

APPLICATION NO: P2020/0696

LOCATION: YGGD Gwaun Cae Gurwen Primary School, New Road, Gwaun
Cae Gurwen, Ammanford, Neath Port Talbot, SA18 1UN

PROPOSAL: Prior Notification for the demolition of gym block

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 AND APPROVED.

Conditions

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 the following additional information is required:

-details of two Barn owl nest boxes

-Confirmation that immediately prior to the removal of the Barn Owl Nest box that is installed on the existing school a suitably qualified ecologist will check to ensure that there are no barn owls in residence.

-a scheme to provide roosting opportunities for bats

ii. The Head of Engineering and Transport (Highways Section) requires additional information including a Demolition Method Statement and confirmation no deliveries or works vehicles in excess of 7.5 tonnes shall access or leave the site during the hours of 8:15am to 9:15am and 2:45pm to 3:45pm Monday to Friday during school term times. Exact details in respect of the accesses and routes the demolition vehicles will be using to and from the site will also be required.

Signed: 
Ceri Morris – Head of Planning & Public Protection

Date: 25 August 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.