

**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

**Gary Hodgson
Wernick Buildings
Wernick Buildings Ltd
Unit 3A
Kenfig Industrial Estate
Port Talbot
SA13 2PE**

DATE REGISTERED: 23 December 2020

APPLICATION NO: P2020/1149

LOCATION: Unit C, Ground Floor , Kenfig Industrial Estate Road, Margam,
SA13 2PE

PROPOSAL: Prior Notification for the Demolition of Bridge 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.

Conditions

1 That prior approval of the Authority is required to the method of demolition and the proposed restoration of the site. This is due to the visible location of the application site off the main access road into the Industrial Estate, and the proposal to stockpile material in the centre of the site. Further information is therefore required in respect of the stockpile in terms of the timescale for its retention, the height of the stockpile, together

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with details of any covering or netting, in order to address any potential issues in terms of visual amenity of the area and street-scene.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 13 January 2021

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.