

**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 Andy Horwood
Tesco
Tesco House,
Shire Park
Kestrel Way
Welwyn Garden City
AL7 1GA**

DATE REGISTERED: 2 December 2022

APPLICATION NO: P2022/1029

LOCATION: Tesco Supermarket , Prior Street, Port Talbot, SA13 1YA

PROPOSAL: Prior Notification for Demolition: Canopy around the store including all roofing, metal support work, columns and rain water collectors.

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

Prior approval of the Authority is required for the method of demolition and the proposed restoration of the site.

This is due to the visible and busy location of the application site next to a pedestrian footway within the Town Centre of Port Talbot. Further information is therefore required in respect of the demolition works, in terms of highway and pedestrian safety and to ensure that the building and footway is properly restored. The method statement shall include:

- Details of how vehicular and pedestrian flows will be managed and maintained throughout the duration of the works.

- The impact on the adopted highway and if it will remain operational through the duration of the works.
- Method of demolition including how the structure will be de-constructed and removed from the site.
- Details of restoration works to footpath and building

Signed: 
Ceri Morris – Head of Planning & Public Protection

Date: 23 December 2022

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.