

**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 Lee Davies
Tyn-y-coedcae House
Lon Y Wern
Alltwen
Pontardawe
Swansea
Neath Port Talbot
SA8 3BL

DATE REGISTERED: 31 March 2023

APPLICATION NO: P2023/0268

LOCATION: D C Auto Garage, Old Brewery, High Street, Pontardawe,
Swansea, Neath Port Talbot, SA8 4HU

PROPOSAL: Prior notification for the demolition of the old brewery garage

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 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. Due to insufficient information having been submitted, further details are required regarding site restoration including details of final surface finish, any stock piling of materials to be left on site (including quantities, sizes, heights and locations, as well as temporary drainage measures) and any means of enclosure

ii. A Demolition Environmental Management Plan that includes (but shall not be limited to) details of the demolition vehicle type, frequency, hours of arrival and departure and associated routes to and from the site together with measures to control noise, air quality, land contamination, impact on biodiversity as well as information to demonstrate that the demolition can be carried out without having an unacceptable impact upon the structural integrity of the canal and adjacent land having special regard for the fact that the building currently acts as a retaining feature for the land immediately to its north.

That prior approval of the authority is required to the method of demolition and the proposed restoration of the site.

Signed: 

Ceri Morris – Head of Planning & Public Protection

Date: 14 April 2023

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.