

**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 Des Kelly
Cilldara Group (Baglan Bay) Limited
The Mill
One High Street
Henley-In-Arden
B95 5AA**

Name and address of the agent

**Mr Keiron Jones
DSM Demolition Ltd
Arden House
Arden Road
Birmingham
B8 1DE**

DATE REGISTERED: 3 October 2023

APPLICATION NO: P2023/0753

LOCATION: Baglan Power Station , Road From Central Avenue To Power Station, Baglan Energy Park, SA12 7GE

PROPOSAL: Notification of proposed demolition: Baglan Power Station

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.

Reason

Due to the extent of the site and scale of demolition works required it is considered that the information provided with the notification is not sufficient to demonstrate that the demolition of the power station would be carried out in a safe manner that would minimise its effect on the environment and local amenity or that the proposed restoration of the site would be acceptable. Prior approval of the authority is therefore required as to the method of demolition and the proposed restoration of the site.



Signed:

Ceri Morris – Head of Planning & Public Protection

Date: 26 October 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.