

## Application for prior notification of proposed demolition

### Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Part 31

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

### Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

### Applicant Details

Name/Company

Title

Mr.

First name

Frazer

Surname

Roberts

Company Name

SWP SPV3 Limited

Address

Address line 1

C/O

Address line 2

STARLING WALK

Address line 3

Town/City

Ystrad Mynach

Country

United Kingdom

Postcode

CF82 6BH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Agent Details

Name/Company

Title

Miss

First name

Lowri

Surname

Hughson-smith

Company Name

LHS Planning Ltd.

Address

Address line 1

19, Starling Walk

Address line 2

STARLING WALK

Address line 3

Town/City

Ystrad Mynach

Country

United Kingdom

Postcode

CF82 6BH

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Proposed Demolition Works

Please describe the building(s) to be demolished

Former Care Home. Please refer to site photographs and existing site plan.

Please state the reasons why demolition needs to take place

To clear the site and prevent anti-social behaviour. The site is also proposed to be re-developed (planning application reference: P2023/0499) and demolition may need to take place in advance of works commencing in relating to that planning consent.

Please describe the proposed method of demolition

Please refer to Demolition Method Statement.

How and where would spoil/rubble be disposed of?

Please refer to Demolition Method Statement but in summary:

- Waste shall be segregated as far as reasonably practical on site.
- Waste arisings will be removed as Wood, Plasterboard, General Waste, hardcore and clean metallic waste arisings, all will be removed from the work area and loaded into skips / wagons for removal from site and recycled appropriately.
- It has been agreed that a waste skip compound will be established within the curtilage of the site within a segregated fenced off compound.
- Waste skips shall be loaded by mechanical means utilising the demolition specific excavator with grab attachment.
- Egress for the removal of waste materials and disposing off site all arisings will be by utilising 40yd waste skips and 8-wheel tipper wagons.
- All waste materials removed from site will be accompanied by a duty of care waste transfer note which describes the waste, and a copy will be retained on site.
- The construction route into the site will be via the M4, exiting at junction 43, and via the B4290 / Burrows Road onto Bosworth Road and then via the existing site arrangements off Meadow Lane from Cardonnel Road

Please provide details of the proposed restoration of the site

The footprint of the building will be left as a hardstanding and the remainder of the site will be retained as is. Please refer to the Reinstatement Plan.

When do you expect the works to commence (date must be post application submission)?

28/11/2023

When do you expect the works to be completed (date must be post application submission)?

16/01/2024

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes  
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes  
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes  
☒ No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes  
☒ No

## Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lowri Hughson-smith

Date

30/10/2023