

**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 GRANTED

Name and address of the applicant

Mr Lee Davies
D C Auto Garage
Old Brewery
High Street
Pontardawe
Swansea
Neath Port Talbot
SA8 4HU

DATE REGISTERED: 13 June 2023

APPLICATION NO: P2023/0394

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

PROPOSAL Prior Approval for the method of demolition and restoration of the
site (Old Brewery, D C Auto Garage) as required by Prior
Notification Application P2023/0268 (Amended information received
14/09/2023)

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 FOR THE DEMOLITION OF THE
BUILDING IS GRANTED.

Informatives:

1 The developer should comply with Glandwr Cymru's Third Party Works requirements and
procedures, details of which can be found at Undertaking works affecting our property - Canal &
River Trust (canalrivertrust.org.uk) to ensure the proposed works do not adversely affect our
estate, customers, or environment. Please contact David Wilson, Works Engineer by email to
Enquiries.TPWSouth@canalrivertrust.org.uk or David.Wilson@canalrivertrust.org.uk

Signed:



Ceri Morris – Head of Planning & Public Protection Date: 15 November 2023

NOTES TO DEVELOPER:

(1) Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales must be contacted.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and NRW should be contacted immediately.

Where bats or their roosts are present, no works of site clearance, demolition or construction shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation.

NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0345 1300228

(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).