

Our ref: Q220847
Email:
Date: 9 December 2024



Chris Davies
Planning Department
Neath Port Talbot
Civic Centre
Port Talbot
SA13 1PJ

Dear Chris

Prior Notification of Demolition for buildings at Phoenix Wharf, Harbour Way, Port Talbot SA13 1RA

- 1.1 This letter has been prepared by Quod, on behalf of Associated British Ports (“the Applicant”) in support of a Prior Notification of Proposed Demolition application for existing buildings at Phoenix Wharf, Harbour Way, Port Talbot, SA13 1RA (“the Site”).
- 1.2 In accordance with the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 31, please find enclosed a prior notification application for the demolition of all buildings within the Site.
- 1.3 The application has been submitted online via the Planning Portal and comprises the following documents:
 - Application form;
 - Site Location Plan;
 - A Demolition Plan;
 - A Demolition Method Statement; and
 - RPS Phase 2 Species Survey Report.
- 1.4 The application fee of £100 has been paid via the planning portal.

2 The Site

- 2.1 The Site primarily comprises industrial buildings within areas of hardstanding and is shown on Figure 1 below.



Figure 1: Aerial view of the Site



3 The Proposal

- 3.1 The application is being made under the Town and Country Planning (General Permitted Development) Order 1995, Schedule 2, Part 31. Part 31 requires a developer to apply the Local Planning Authority for a determination as to whether prior approval would be required for the method of demolition of a building and any proposed restoration of the site.
- 3.2 Part 31 explains that the Local Planning Authority has 28 days within which to make such a determination. The material considerations in a prior-approval case are limited to the issues raised solely by the method of demolition of the building and any restoration of the site following demolition and not to the principle of demolition or the principle of any replacement development.
- 3.3 The proposal seeks the demolition of all buildings shown within the red line in Figure 1. The buildings are proposed to be demolished as some of the buildings have fallen into disrepair preventing their beneficial use. The Applicant also requires this land to be used for a temporary compound associated with both existing port activities and for planned wider improvements that are being brought forward for the Port of Port Talbot.
- 3.4 The accompanying Demolition Method Statement provides further detail on the proposed method of demolition of the buildings.
- 3.5 The Statement also explains that the buildings are to be reduced to ground floor slab level with all raised foundations, steel columns and masonry walls removed from the site, and holes made good with granular type 1 suitable material to form a flush finished surface.



- 3.6 A Phase 2 Species Survey Report has been carried out for the site and surrounding area and has been submitted with the application. The Report explains that a Preliminary Roost Assessment ("PRA") and a bat emergence/re-entry survey have been undertaken on the buildings proposed to be demolished.
- 3.7 The PRA noted that two of the buildings proposed to be demolished have the potential roost features which could be used by bats: Building B13 and B17. Following the PRA, a bat emergence/re-entry survey was undertaken in August and September 2023 which concluded that no bats were seen entering or emerging from the features on Building 13 or 17.
- 3.8 Subsequent to the above survey work undertaken by RPS, Mott MacDonald has undertaken additional emergence surveys in May to August 2024 with infra-red (IR) cameras. Analysis of these surveys has been completed and it has confirmed that no bats were recorded during surveys within any of the buildings and structures proposed to be demolished.

4 Conclusion

- 4.1 We trust that the submitted details on the method of demolition and site restoration are considered acceptable. Given the scale of demolition proposed, the documents acknowledge an appropriate range of best practice principles for construction management. As such, conformity with Schedule 2, Part 31 of the Town And Country Planning (General Permitted Development) Order 1995, has been demonstrated.

Yours sincerely

Alex MacGregor
Associate