

01 May 2025

Our Ref: S22.174

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Dear Chantalle,

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 - SCHEDULE 2
PERMITTED DEVELOPMENT PARTS 31
PROPOSED DEMOLITION WORKS AT LAND EAST OF BEVIN AVENUE, SANDFIELDS, PORT TALBOT
PLANNING PORTAL REFERENCE: PP-13986611**

As you will be aware Asbri Planning Limited is instructed by Tai Tarian Ltd to engage with Neath Port Talbot County Council, in respect of the submission of an application for prior notification of proposed demolition.

On behalf of our client, I herein submit an application for prior notification of proposed demolition works relating to a number of vacant single storey garage structures on land east of Bevin Avenue, Sandfields, Port Talbot.

The application package submitted via the Planning Portal comprises the following:

- Completed Application Forms
- Drawing Number 2577 (03)01 - Site Location Plan
- Drawing Number 2577 (03)02 - Existing Site Plan
- Drawing Number 2577 (03)03 - Proposed Site Plan
- Safe Operating Procedure produced by Grandy Groundworks
- Updated Preliminary Ecological Appraisal produced by David Rees (Bay Ecology)
- Payment of the fee of £100.00

Background to Development

The proposed wider project known as County Flats 2 (CF2) is the second phase of the overall redevelopment of the county flats area, and seeks to build on the success of County Flats 1 (CF1), which is currently in its construction phase.

Within CF1, the first 6 blocks of the 'county flats' were refurbished, accompanied by increasing the number of units through use of existing greenspace to create 55 new homes.

CF2 will undertake the redevelopment of the final 3 (larger) blocks of county flats, and will aim to increase the numbers of available social rental 1 and 2 bedroom flats through utilisation of current un-designated open space and poor garage and parking areas.

As part of the site assembly for the wider CF2 development, the applicant has now acquired from the various leaseholders the 14 garages in question and these are currently vacant. However, since their acquisition that have been the target of vandalism and anti-social behaviour. As a result, demolition of the redundant buildings is now required to address these concerns.

David Rees of Bay Ecology has produced a Bat Building Inspection and Activity Report which concluded that no evidence of roosting bats was discovered internally or externally. The buildings subject to the proposed demolition were considered to be of very low bat roosting potential. It was considered that no further survey works are required, and the applicant will not be required to apply for a European Protected Species (EPS) derogation license. It is recommended that a precautionary approach should be adopted towards demolition works:

- Contractors advised prior to the start of works of the low risk that bats (or birds) could be present and the action to take should a bat be discovered (see below);
- Removal of ridge & roof tiles, fascias and soffits to be undertaken by hand or using hand-tools (e.g. crowbars etc.);
- In the unlikely event that a bat were discovered, all works would cease immediately and Natural Resources Wales (NRW) or the project ecologist contacted for advice on how to proceed.

The findings and recommendations of the survey are considered to provide sufficient information to demonstrate to the local authority that the Favourable Conservation Status (FCS) of bats in the immediate local area would not be adversely affected by the proposed demolition works.

A robust method statement has also been produced to accompany the application for the proposed demolition to ensure the appropriate level of care is taken when carrying out the required demolition works.

Conclusion

In conclusion, therefore it can be seen that robust preparatory assessments have been undertaken to ensure that the required demolition works are both appropriate and safe. It has also been evidenced that there is a specified need for the demolition of these buildings in advance of the wholesale redevelopment of the site for future mixed-use development.

The application has been submitted electronically via the Planning Portal (Ref: PP-13986611), and the application fee of £100.00 will be paid directly to Neath Port Talbot County Borough Council.

I trust that you have the requisite documentation in order to enable you to validate the application. Notwithstanding, if you require any additional information, do not hesitate to contact me.

Yours faithfully



Richard Bowen
Director - Asbri Planning Ltd