

PRIOR NOTIFICATION DEMOLITION

SITE AND CONTEXT

The application site is an irregularly shaped area of land approximately 2235 sq. m or 0.224 ha in area and is located at the corner of Purcell Avenue and Scarlet Avenue, Sandfields. The site hosted the former Naval Social Club with a footprint of 660 sq. m and associated car park. The site is bounded by industrial units to the north, a café to the east, sand dunes to the west and residential properties opposite to the south.

DESCRIPTION OF DEVELOPMENT

This is an application made under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for Prior Notification of Demolition of the naval club building.

This Prior Notification of Demolition (PND) application seeks a determination as to whether the prior approval of the authority will be required for the method of demolition and any proposed restoration of the site.

The application has been accompanied by confirmation that a site notice has been displayed adjacent to the site in accordance with sub-paragraph (iii)", which requires that:

(iii).... the applicant shall display a site notice by site display on or near the land on which the building to be demolished is sited and shall leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

Confirmation of the above was received on 16th April 2026, with the notice displayed at 2 No. locations on lampposts to the front of the site with a further 2 No. notices affixed to the building itself.

PLANNING HISTORY

The application site has no relevant planning history.

CONSULTATIONS

Not statutorily required.

Biodiversity: No objection

Highways: No objection

Building Control: Notified.

Environmental Health (Air/Noise/Land Contamination): No objection

REPRESENTATIONS

Under the application procedures the applicant is required to display a site notice at the application site. In response no representations have been received.

REPORT

Planning policies are of no relevance to this application, which seeks solely to apply for a determination from the LPA as to whether the prior approval of the authority is required to the method of demolition and the proposed restoration of the site.

The application site does not have any current planning proposals though the applicant has indicated that the existing structure is beyond economic repair and that the site has potential future regeneration opportunities.

The building construction is of a reinforced concrete frame and masonry walls. The first floor comprises a reinforced concrete slab with down stand beams albeit the front section of first floor is made up from beam and block construction. The flat roofs are constructed from profiled metal sheeting with a ply/felt deck. There are also decorative concrete cladding panels on the external walls.

The demolition is expected to take three months commencing 1/9/26 with working hours between 8am and 6pm weekdays.

The application is supported by a Method Statement and site plan outlining the demolition procedure. Firstly, the removal of hazardous materials followed by a soft strip of building materials to expose the main structural elements. The main structure would then be demolished from the top down in a phased operation using tracked plant with hydraulic cutters/hammers, mobile cranes, loaders and tippers. All suitable demolished material would be mechanically crushed onsite by mechanical crusher. The building is to be demolished to floor slab level with suitable crushed material used to fill any floor voids, a stockpile of no more than 60cm retained onsite for future use and the remainder removed from site.

Further details included in the method statement outlined how to deal with hazardous waste, traffic management, dust management, noise management and waste disposal to which no objections were received from the authority's Highways or Environmental Health sections subject to adherence to the demolition outline method statement and subsequent submission of the contractors Demolition Environmental Management Plan (DEMP). However, this cannot be conditioned as a requirement for submission to planning. Details required by highways in the submission of the DEMP have been included as an informative. As such, it is therefore considered that subject to the proposed demolition works being carried out in the prescribed manner, there would be no adverse impact upon the immediate or wider surrounding area as a result of the method of proposed demolition or the details of the proposed restoration of the ground.

The proposed demolition is considered to be relatively straightforward and with a limited duration. While the site itself is close to sensitive receptors such as residential properties and a cafe, in respect to local amenity, it is viewed to be unlikely that the demolition works would give rise to significant negative impacts. This is given the limited nature of the works together with the proposed control measures set out earlier in this report. Notwithstanding this, if issues were to arise the Control of

Pollution Act 1974 and Environment Act 1995 offer appropriate control if the demolition is not managed appropriately and results in nuisance.

The authority's ecologist was also consulted regarding the application and offered no objections to the proposed demolition. The applicant had indicated that they have timed the demolition for September to avoid bird nesting season.

It is therefore considered that the proposed demolition of the buildings and associated structures located within the red line development area would have no material adverse impact upon the surrounding environment and Prior Approval of details is not required.

CONCLUSION

That the prior approval of the Authority is not required to the method of demolition and the proposed restoration of the site.