

**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 NOT REQUIRED

Name and address of the applicant

Mr Simon Brennan
NPTCBC
Property And Regeneration
The Quays
Brunel Way
Baglan Energy Park
Briton Ferry
SA11 2GG

DATE REGISTERED: 16 April 2026

APPLICATION NO: P2026/0240

LOCATION R N A Social Club, Purcell Avenue, Sandfields, Neath Port Talbot, SA12 7PS

PROPOSAL Prior Notification Application under Schedule 2 Part 31 for the proposed demolition of the naval club building

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 BUILDINGS IS NOT REQUIRED.

Informatives:

1 Demolition Management Plan

No demolition, site clearance, or enabling works shall commence until a Demolition Management Plan (DMP) has been submitted to and approved in writing by the Local Planning Authority.

The DMP shall relate solely to the demolition phase and shall demonstrate how demolition operations will be managed to protect the safety and operation of the public highway and the amenity of adjacent uses. The DMP shall include, as a minimum, the following:

1. Site Set Up / Layout Plan

A scaled plan showing the site boundary and proposed demolition compound layout, including:

- * site access and egress points;
- * hoarding/Heras fencing and gated controls;
- * internal vehicle circulation, turning areas, and loading/unloading areas;
- * plant, welfare, storage and waste/skip locations;
- * arrangements to maintain safe and uninterrupted access to adjacent premises for the duration of the demolition works;
- * emergency access arrangements.

2. Demolition Traffic and Highway Management

Details of demolition traffic management, including:

- * routing of demolition vehicles to and from the site;
- * delivery and collection scheduling procedures to prevent queuing or waiting on the public highway;
- * confirmation that all loading and unloading will take place within the site;
- * banksman/marshalling arrangements where reversing or confined manoeuvres are required;
- * measures to keep the public highway free of mud, dust, debris or obstruction, including wheel washing and road cleaning arrangements;
- * details of any temporary signage, footway or carriageway restrictions, and pedestrian safety measures (where applicable).

3. Working Hours

Details of proposed working hours for demolition and associated vehicle movements, including any proposed weekend or Bank Holiday working.

4. Responsible Persons

Details of the site based responsible person(s) for highway and traffic management during demolition, including emergency contact details.

The demolition works shall be carried out strictly in accordance with the approved Demolition Management Plan for the duration of demolition and site clearance, unless otherwise agreed in writing by the Local Planning Authority.

Signed:



Ceri Morris – Head of Planning & Public Protection

Date: 8 May 2026

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).