

Our Ref: IR/RB/PRS26.131
Date: 6th July 2026

Neath Port Talbot County Borough Council,
Development Control Section,
The Quays,
Brunel Way,
Neath,
SA11 2HZ

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Cardiff
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Dear Sir or Madam,

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 -
SCHEDULE 2
PERMITTED DEVELOPMENT PARTS 31
PROPOSED DEMOLITION WORKS AT GARAGES TO THE WEST OF 127 CWMCLAIS ROAD, CWMAGON,
SA12 9NA
PLANNING PORTAL REFERENCE: PP-15049992**

Asbri Planning is appointed as planning agent to Tai Tarian Ltd in respect of the above application for prior notification of demolition of 9 existing garages to the west of 127 Cwmclais Road, Cwmavon. An image of the existing garages has been provided below in Figure 1.



Figure 1 : Image of garages in October 2025 (Source : Google Maps)

This letter acts as a supporting document to the accompanying application and should be read in conjunction with all other elements of the application.

The following drawings are submitted, prepared by Spring Design to accompany the application:

Drawing name	Drawing reference
Site Location Plan	2755(02)104
Demolition Plan	2755(02)105

In addition, the supporting documents submitted comprise the following:

Document name (reference where appropriate)	Prepared by
Application Forms	Asbri Planning
Covering Letter	Asbri Planning
Displayed Site Notice Statement	Asbri Planning
Demolition Method Statement	Complete Construction
Demolition Risk Assessment	Complete Construction
Preliminary Ecological Appraisal and Bat Activity Survey Report	Bay Ecology

The applicant has acquired control of the nine garage and associated land to the west of 127 Cwmclais Road, Cwmavon. The garages which are in a poor state of repair and are no longer in use by local residents and are vacant and provide a potential target of vandalism and anti-social behaviour. As such the applicant is seeking to demolish the redundant buildings to address these concerns, with the intention to in the near future submit a full planning application for the redevelopment of the site for future residential development.

David Rees of Bay Ecology has produced a Preliminary Ecological Appraisal which concluded that the habitats onsite were generally classed as only being of an ecological significance in relation to the immediate site context. The garages possessed possible bird nesting features and as such any demolition works should be preceded by a visual inspection for nesting birds or take place outside the bird breeding season. In addition, a preliminary roost assessment of the garages considered them as a collective to be of low bat roosting potential. It was considered that no further survey works are needed, 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 could be present and the action to take should a bat be discovered (see below);
- Removal of roof features to be undertaken by hand or using hand-tools (e.g. crowbars etc.);
- In the unlikely event that a bat was discovered, all works would cease immediately.

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 and risk assessment have 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. The rationale for the demolition works in the interests of public amenity have been stated in advance of the wholesale redevelopment of the site for future residential use.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Iwan Rowlands
Planner
Asbri Planning