

OFFICER REPORT

Application Number: P2026/0438

Site Address: Garages To The West Of 127 Cwmclais Road Cwmavon
Neath Port Talbot SA12 9NA

Proposal: Prior Notification for the Demolition of 9 garage units and
reinstatement of the ground

Applicant: Tai Tarian

Agent: Asbri Planning Ltd

Ward: Bryn And Cwmavon

Application Type: Prior Notification Demolition

Valid Date: 6th July 2026

Statutory Expiry Date: 2nd August 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 23rd July 2026

RECOMMENDATION - Prior Notification Approval Not Required

PRIOR NOTIFICATION DEMOLITION

SITE AND CONTEXT

The application site is a corner plot where Cwmclais Road and Cefn Coed Road meet. A terrace of 9 single garages which are predominantly constructed in rendered brick with metal vehicular doors and flat corrugated roofs are located within the site. The eastmost garage is constructed in breezeblock. The parcel of land consists of areas of hardstanding and grassland and is bounded by residential properties to the front, sides and rear. The garages are currently vacant and in a poor state of repair.

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 9 garage units and reinstatement of the ground.

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 on the building 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 06.07.2026, with the notice displayed on 06.07.2026.

PLANNING HISTORY

The application site has the following relevant planning history:

- P1995/9911: Garages [Decision Date: 26.03.1995]

CONSULTATIONS

Biodiversity: No Objection

Environmental Health (Noise): No Comments Received

Environmental Health (Air): No Comments Received

Highways: No Comments Received

Demolitions: No Comments Received

REPRESENTATIONS

No formal consultations required. No representations received in response to the site notices.

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.

Method of Demolition & Restoration of Site

The proposal comprises the demolition of 9 garages and the clearance of grassland. The demolition is not explicitly linked to any historic or currently pending planning consents. However, the applicant is seeking to demolish the redundant buildings with the intention of restoring the site for future residential development. The information provided within the submitted application form indicates that the demolition works are expected to take 4 weeks. The risk assessment details that the works are to be carried out between 8am-4pm Monday to Friday. The application is also supported by a method statement and site plan outlining the demolition procedure.

Firstly, exclusion zones are to be established around the work area and the site is to be enclosed by Heras fencing. Vehicular doors are then to be removed, followed by the demolition of the structures which will be undertaken using suitable mechanical plant. The agent confirmed in writing that the only heavy machinery to be used on site will be one excavator to load the skips and one grab wagon which will only be operational during the mornings. Concrete slabs and foundations will then be broken out and removed. All materials will be loaded directly into designated RoRo skips and demolition arisings are to be taken to a waste recycling centre to be screened, crushed and used as secondary aggregate material in future construction projects. Excavations will be backfilled and compacted in layers to ensure that the site is left level. Given the scale of the proposal, it is considered that the demolition and proposed restoration of the ground is unlikely to have an adverse impact upon the immediate or wider surrounding area.

Further details included in the method statement outline how traffic management, dust management and waste disposal will be dealt with, to which no comments were received from the Authority's Highways or Environmental Health sections.

To minimise environmental impact, dust suppression measures will be introduced. These include the availability of a water bowser or hose supply on site at all times; dampening of stockpiled materials and demolition areas and suspending operations during adverse weather conditions if dust control cannot be maintained.

To ensure the safe movement of vehicles, operatives, residents and pedestrians, a traffic management plan will be implemented. Demolition works will be undertaken during the summer school holiday period and skip deliveries will be scheduled to avoid peak traffic periods. Vehicle movements will also be coordinated to minimise disruption to local residents.

With regard to waste management, all demolition arisings are to be placed in skips and any materials suitable for recycling will be segregated. Waste will be removed from site by licensed waste carriers.

A degree of noise and disturbance is associated with demolition works. In this context, noise sensitive receptors by way of residential properties are in close proximity to the site, with the nearest property located approximately 14.6m from the application site. However, it is acknowledged that the garages on site are small, single storey and structures of substandard construction. As evidenced by the applicant, the units are already in a poor condition and have been subject to anti-social behaviour. Demolition works by nature are temporary and in this particular case, are considered less intensive due to the scale of the proposal.

A preliminary ecological appraisal and bat activity survey have been undertaken and submitted in support of the application. Biodiversity in responding to the application, offer no objection subject to conditions requiring the works to be carried out in accordance with the recommendations outlined in the bat survey report. It should be noted that this is an application to determine if prior approval is required for demolition and as such, conditions cannot be imposed. The report indicates that the garages possess bird nesting features that could be utilised by roosting bats and nesting house sparrows. The report further recommends that a precautionary approach should be adopted, with the demolition works to be undertaken outside the bird-breeding season or preceded by a visual check for nesting birds. In the event that a bat were discovered, all works are to cease immediately. The findings of the survey also suggest that the grassland and cleared bramble could potentially support individual common reptile species. The report recommends that the vegetation length is kept very low to make it unsuitable for common reptile species.

In light of the aforementioned information, it is therefore considered that subject to the works being carried out in the prescribed manner, there would be no material 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. While the site itself is in close proximity to sensitive receptors such as residential properties, it is considered to be unlikely that the demolition of 9 single garages by way of their scale would give rise to any unacceptable impacts. As such, the information provided is considered to be sufficient in the consideration that prior approval of further details is not required.

CONCLUSION

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

RECOMMENDATION

Prior Notification Approval Not Required

Subject to the following conditions/reasons, which have been imposed for the reasons

stated:-

Case Officer	Thomas Lewis
Telephone No.	01639 686226
Date of Recommendation	29th July 2026