

DELEGATED REPORT

Application No: P/20/0030

Site Address: Taff And Crescent Street
Merthyr Vale
Merthyr Tydfil

Development: Demolish all terrace properties and garages

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 6th April 2020

Consultation reply date expired: 19th February 2020

APPLICATION SITE

This application site consists of two derelict streets running parallel to the river Taff in Merthyr Vale. The two streets comprise two long lines of terraced houses running roughly north/south. Crescent Street to the north comprises a four storey block of flats which are to be retained and are excluded from this application. The southern terrace, Taff Street comprises a number of terraced houses and a block of garages.

PROPOSED 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, relating to the demolition of only the terraced houses and garages situated on Taff Street and Crescent Street, Merthyr Vale. It is understood from the documentation provided that the properties were flooded in recent years and are at risk of further flooding, making them unsuitable for inhabitation. The properties, since becoming unoccupied, have fallen into a state of disrepair and are regularly accessed by trespassers. This Prior Notification of Demolition (PND) application therefore seeks a determination as to whether the approval of the authority will be required for the method of demolition and any proposed restoration of this site.

The application has been accompanied by written confirmation that a site notice has been displayed at 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;"

A demolition Method Statement accompanies the application. This outlines the method in which in the buildings would be demolished and the measures which would be taken to ensure that the site is made safe. An ecology survey undertaken by Wildwood Ecology also accompanies the application.

PLANNING HISTORY

P/04/0641 - 230 dwellings, primary school, nursing home/residential home

CONSULTATION

Planning Division's Ecologist: Raises no objection

Natural Resources Wales: Raises no objection.

PUBLICITY

None statutorily required for this application.

POLICY CONTEXT

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

PLANNING CONSIDERATIONS

The application proposes the demolition of 130 terraced houses and 6 garages situated along Taff Street and Crescent Street, Merthyr Vale. The houses and garages are all unoccupied. The information submitted with the application includes a method statement to support the reasons why the demolition needs to take place and the proposed method of demolition. This indicates that the buildings would be stripped internally and special requirements relating to statutory bodies (i.e. Western Power and Wales and West Utilities) would be adhered to appropriately. Also, all hazardous material would also be disposed of via a licensed carrier and all resulting excavations would be backfilled with loose material to the original level. With regard to the future use of the site, this is unknown at this stage.

With reference to the potential impact of the works on European Protected Species, the ecology report submitted with the application highlights that the site is well linked to woodland and water and there are confirmed maternity roosts on site. It also highlights that the river corridor is suitable for use by otter. Additionally, there is extensive Japanese Knotweed on site and along the river corridor, as well as Himalayan balsam. On review of the application, the Council's Ecologist has not raised any objections to the proposed demolition subject to the recommendations of the ecology report being complied with. The comments received from Natural Resources Wales (NRW) acknowledge that bats and their roosts will be affected by the proposed works. NRW have advised that the development may therefore only proceed under a European Protected Species Licence issued directly by them. As part of this, the developer will be required to demonstrate that the works will not be detrimental to the maintenance of the population of the species concerned (i.e. bats) at a favourable conservation status in their natural range. This

licence would fall outside the control of this application. Therefore, based on the above and the fact that an appropriate licence would need to be obtained from NRW, it has been determined that Prior Notification is not required for the proposed demolition works.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: PRIOR APPROVAL NOT REQUIRED

INFORMATIVES

1. A European Protected Species (EPS) Licence is required from Natural Resources Wales for this development. It is an offence to deliberately capture, kill or disturb European Protected Species or to damage or destroy their breeding sites or resting places.

Development should not commence until the applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity development to go ahead. To undertake works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/european-protected-species-licensing/?lang=en>

2. The applicant's attention is drawn to the concern raised by Natural Resources Wales in relation to the need to obtain access to the flood warning kiosk at all times for maintenance purposes, throughout the demolition works and following completion.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

2/3/20