

DELEGATED REPORT

Application No:	P/26/0160
Site Address:	Cefn Fforest Farm Twynygarreg Treharris CF46 5RN
Development:	Prior Notification for demolition works
Case Officer:	Gareth Davies
Application Expiry Date:	9th September 2026
Consultation reply date expired:	7th August 2026

APPLICATION SITE

The application site comprises the buildings and immediate curtilage of Cefn Fforest Farmhouse. The farmhouse is a stand-alone traditional farmhouse located in open countryside to the north of the settlement of Treharris. The property has a rendered finish with slate roofs and is adjoined by a large barn in stone with a metal sheet roof. The property is accessed off an unnamed single-track road that links the site and a number of other properties with Treharris.

PROPOSED DEVELOPMENT

This is a prior notification application under Part 31 to Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended), relating to the demolition of an attached barn and a number of domestic extensions associated with the farmhouse at Cefn Fforest Farm Treharris.

The application is supported with the following documents: -

- Demolition floor plans and elevations
- Demolition method statement
- Bat survey.

It is intended that the demolition will follow a standard pattern of works for the demolition of the building, fixtures and fittings will be removed, this will be followed by the stripping out and specialist disposal of any materials contaminated with asbestos, (if present) followed by full demolition of the remaining structure having due regard to the need to retain and not damage the farmhouse itself.

PLANNING HISTORY

P/26/0104 – Erection of building to store hay, fodder, and agricultural equipment (prior notification) – Refused 5th June 2026.

CONSULTATION

Head of Engineering and Highways – No objection

Council Ecologist – Expresses concern that there is insufficient interpretation regarding the Preliminary Roost Assessment of the buildings in question, the lack of a BARB+ search and further survey effort is required.

Environmental Health Manager – no observation received.

PUBLICITY

Publicity for proposals of this kind is required to be undertaken by the applicant in this instance a site notice has been posted at the site for the requisite period of time.

POLICY CONTEXT

Proposals of this kind do not raise planning policy issues.

PLANNING CONSIDERATIONS

This application is the Council's opportunity to determine whether or not its prior approval is required for the demolition of an attached barn and domestic accretions at Cefn Fforest Farmhouse. In this the scope of the Local Planning Authority is limited as it can only consider whether its approval is required in respect of the method of demolition and the restoration of the site. Further, the Local Planning Authority cannot seek to impose conditions on such an application it can only advise:

Either, that such approval is required; or

indicate that such prior approval is not required.

The Council has a statutory obligation to deal with this proposal within the prescribed period.

The application is supported with a Demolition Method and Site Restoration Statement. The document describes the following: -

- The buildings and structures to be demolished.
- The proposed method and sequence of demolition
- Measures to control the environment and amenity effects of the works
- Ecological precautions
- The management and disposal of demolition materials; and
- The treatment and restoration of the affected land following demolition.

The statement is a comprehensive piece of work that addresses the main areas of concern with regard to demolition, and amongst other things outlines precautionary measures to be employed in the process inasmuch as it might affect bats.

However, in this case the submission has been supported with insufficient detail and further information is required with regard to the surveying of bats and the potential for their presence within the buildings to be demolished. The demolition statement covers key areas ranging through site security method of demolition through to site reclamation and this is considered acceptable and sufficient for the extent of the intended works. The protected species issue relating to bats is unresolved and the applicant is not in a position to know if they have to seek a protected species licence from Natural Resources Wales in respect of this issue and will be advised as such.

Whilst the scope of consideration of a prior notification for demolition is limited (as described above), the Council also has an obligation under the Conservation of Habitats and Species Regulations to consider the potential harm to European protected species which includes bats. The Council's Ecologist has considered the survey detail submitted to date in respect of the proposed works and finds that there is a need for greater detail in evidence before demolition works can be consented.

Given the level of detail submitted to date, it is appropriate to seek further reassurance with regard to the potential presence of bats at the site given the uncertainty in the existing detail identified by the Council's Ecologist.

Though only a prior notification application, this submission also presents the opportunity to consider whether or not the demolition works themselves require the submission of an environmental statement. In this instance, having regard to the threshold and selection criteria laid down in the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 it is not considered that the demolition works themselves would warrant the depth of consideration that an EIA would involve.

RECOMMENDATION: PRIOR APPROVAL REQUIRED for the following **REASON:**

1. The submitted Bat Activity Survey Report provides insufficient information in its interpretation of the existing buildings to identify what species of bat and the types of roosts they are suitable for, and what level of suitability was found for each. Full justification for the number of dusk emergence surveys undertaken is required. An explanation for not having undertaken a BARN+ data search is necessary. Additionally, further survey work is required in the form of overnight automatic/static detector deployment within the interior of the buildings used to rule night-roosting in or out.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 04.08.2026