

# DELEGATED REPORT

**Application No:** P/21/0282

**Site Address:** Former Bus Station  
Castle Street  
Merthyr Tydfil  
CF47 8BB

**Development:** Demolition of bus station and removal of bus apron and hard standing areas

**Case Officer:** Huw Roberts

**Application Expiry Date:** 24th September 2021

**Consultation reply date expired:** 16th August 2021

## APPLICATION SITE

This application site is the former bus station in Merthyr Tydfil town centre. The site has been vacated following the construction and occupation of the new bus station located to the north of Swan Street. The curved bus shelter canopies have been removed leaving the main two storey bus station building and associated apron and hard standing areas. The boundary of the site was secured by 2m high boarding and fencing.

## 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 main two storey bus station building. This Prior Notification of Demolition (PND) application 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;”

The following documents have been submitted in support of the application:

- Pre-demolition Structural Survey Report (July 2021).
- Pre-demolition Survey (30/06/2021).
- Ecological Impact Assessment Report (Bats & Nesting Birds)

## PLANNING HISTORY

Not relevant

## CONSULTATION

Engineering Manager – No objection

Environmental Health – No response

## 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 information submitted with the application includes a structure survey and an Asbestos (material) survey. The latter survey identifies that the materials (demolished) must be managed in accordance with Regulation 4 of the Control of Asbestos Regulations. It also identifies those materials which should be removed prior to demolition. The application form points out that there would be a mixture of mechanical and hand demolition and all spoil and rubble would be disposed of at licensed sites. The form also points out that following demolition the site would become a public realm area with hard and soft landscaping.

With reference to the potential impact of the works on bats and birds, the ecology report submitted with the application outlines several recommendations. The report concludes that it should be possible for the demolition to proceed with no long-term impacts upon key protected species at the site (if the recommendations are implemented). It also recommends enhancements, but these will be considered as part of the planning application to redevelop the site. Finally, the report suggests pollution control methods to prevent dust and/or fuel/material run-off entering the River Taff.

Based on the above, 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**

**RECOMMENDATION ENDORSED**

A handwritten signature in black ink, appearing to read 'J. Jones', is written over a horizontal line.

**Head of Town Planning**

**DATE: 17<sup>th</sup> August 2021**

