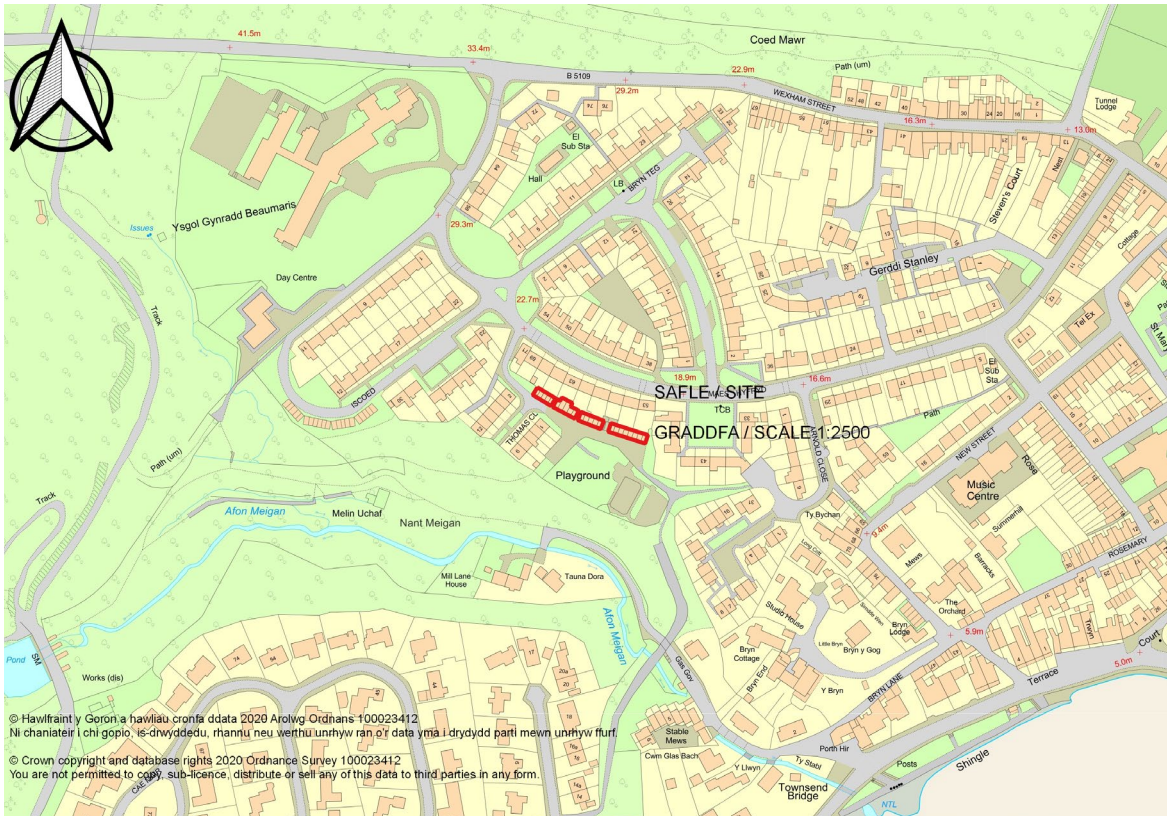


Application Reference: DEM/2021/3

Applicant: Housing Services

Description: Application to determine whether prior approval is required for the demolition of garages at

Site Address: Thomas Close, Beaumaris



Report of Head of Regulation and Economic Development Service (Huw Rowlands)

Recommendation: Permitted Development

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish a row of 23 domestic type semi-dilapidated vehicular garages at the Thomas Close Residential Estate at Beaumaris. The application form states the use of the garages have become surplus to requirement, with several of the units being empty. The application form also states the construction of the garages themselves do not lend to re-development, have fragile asbestos roof and are an eye-sore in general. It is proposed the site to be left as an open area following demolition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing this report
Priffyrdd a Trafnidiaeth / Highways and Transportation	No comments
Ymgynghorydd Tirwedd / Landscape Advisor	No objections
Cynghorydd Gary Pritchard	No response at the time of writing this report
Cynghorydd Carwyn Jones	No response at the time of writing this report
Cynghorydd Alun Roberts	No response at the time of writing this report
Cyngor Tref Biwmares / Beaumaris Town Council	Comments
Iechyd yr Amgylchedd / Environmental Health	Observations
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comment

Relevant Planning History

DEM/2019/13 - Application to determine whether prior approval is required for the demolition of garages at - Thomas Close, Beaumaris, Withdrawn

PAMI/2019/53 - Pre-application advice for the demolition of existing garages and make good to affected surfaces and boundary treatment - garages at Thomas Close, Beaumaris - Advice Given

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will not be required.

The proposed method of demolition has been noted in the application form with the following sequence for demolition:

- Internal clearance of remaining items and debris removed via skips
- Removal of garage doors and removal from site to recycling facility

- Careful and methodical removal of asbestos roofs by an Asbestos Removal Company and all waste transported from site in lockable skips marked as transporting asbestos waste.
- Demolition of remaining walls either by mechanical plant or by hand where the walls form a boundary with a neighbouring property
- All waste to be removed from site via suitable skips and recycled where possible.
- Concrete slabs will remain in situ and made good

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed.

Conclusion

The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995. The application has been considered by the Council in pursuance of its powers under the above mentioned Act and Regulations and it has been determined that the prior approval of the Local Planning Authority is not required as it is classed as permitted development within Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Application Reference: DEM/2021/4

Applicant: Head of Highways, Waste and Property

Description: Prior Approval for proposed demolition of two garages at

Site Address: Hampton Way, Llanfaes



Report of Head of Regulation and Economic Development Service (Huw Rowlands)

Recommendation: Permitted Development

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish a row of 2 domestic type semi-dilapidated vehicular garages at the Hampton Way Residential Estate at Llanfaes. The application form states the use of the garages have become surplus to requirement and empty. The application form also states the construction of the garages themselves do not lend to re-development, have fragile asbestos roof and are an eye-sore in general. It is proposed the site to be left as an open area following demolition.

Key Issues

The acceptability of the method of demolition and any proposed restoration of the site

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing this report
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Observations
Rheoli Adeiladu / Building Control	Comments
Iechyd yr Amgylchedd / Environmental Health	Observations
Cyngor Tref Beaumaris Town Council	No response at the time of writing this report
Cynghorydd Carwyn Jones	No response at the time of writing this report
Cynghorydd Gary Pritchard	No response at the time of writing this report
Cynghorydd Alun Roberts	No response at the time of writing this report

Relevant Planning History

DEM/2019/7 - Application to determine whether prior approval is required for the demolition of garages at Hampton Way, Llanfaes, - Withdrawn

Main Planning Considerations

The application is made under the Town and Country Planning (General Permitted Development) Order 1995 "Order" for the demolition of the buildings described earlier in this report. Under the Order the demolition of buildings does not require planning permission (termed permitted development) subject to the developer first applying to the Local Planning to confirm whether their prior approval is required in respect of the method of demolition and any restoration of the site. Under this process the Local Planning Authority were afforded a 28 day period in respect of the demolition subject to this report and have confirmed within the 28 day period that the prior approval of the Local Planning Authority will not be required.

The proposed method of demolition has been noted in the application form with the following sequence for demolition:

- Internal clearance of remaining items and debris removed via skips
- Removal of garage doors and removal from site to recycling facility
- Careful and methodical removal of asbestos roofs by an Asbestos Removal Company and all waste transported from site in lockable skips marked as transporting asbestos waste.
- Demolition of remaining walls either by mechanical plant or by hand where the walls form a boundary with a neighbouring property
- All waste to be removed from site via suitable skips and recycled where possible.

- Concrete slabs will remain in situ and made good

A separate consent will also be required by the council's Building Control department in respect of the demolition of the buildings and it is understood that as part of this process will include consideration of any asbestos present and an informative on this has been recommended to be attached to the decision in respect of this and other matters listed

Conclusion

The proposed method of demolition and the subsequent restoration of the site are anticipated to be considered acceptable subject to standard conditions in the Town and Country Planning (General Permitted Development) Order 1995. The application has been considered by the Council in pursuance of its powers under the above mentioned Act and Regulations and it has been determined that the prior approval of the Local Planning Authority is not required as it is classed as permitted development within Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.