

Application Reference: DEM/2022/1

Applicant: Head of Highways, Waste and Property

Description: Prior approval for the demolition of Community Centre building at

Site Address: Newry Community Centre, Holyhead



Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

Recommendation: Permitted Development

Reason for Reporting to Committee

The application relates to council owned land.

Proposal and Site

The application is made to demolish the existing Newry Community Centre building located within Holyhead. The application form states the reason why demolition is required as part of a wider regeneration of the site. It also states the building has reached the end of its age, is prevalent with asbestos and no longer serves its purpose. It also states in order to redevelop the wider former Ysgol y Parc site, the building must be demolished due to its central location within the site boundary and that it restricts any meaningful future development to take place. The proposed site will be carefully prepared in order to maximise the reuse of materials in any future constructions.

Key Issues

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

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Comments
Iechyd yr Amgylchedd / Environmental Health	Observations
Cynghorydd Jeff M. Evans	No observations to date.
Cynghorydd Glyn Haynes	No observations to date.
Cynghorydd Robert Llewelyn Jones	No observations to date.
Cyngor Tref Caergybi / Holyhead Town Council	No observations to date.

A site notice has been placed on site as part of submitting the prior approval application.

Relevant Planning History

No planning history

Main Planning Considerations

The application is made under the Part 31 Demolition of Buildings from The Town and Country Planning (General Permitted Development) Order 1995 for the demolition of the Newry Community Centre in Holyhead. 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 are afforded a 28 day period in respect of the demolition subject to this report and have are required to confirm within the 28 day period that the prior approval of the Local Planning Authority will or will not be required before commencement of demolition on site.

The proposed method and time of demolition has been noted on the application form and within the documents submitted as part of the prior approval application. The 'Specification for demolition' document has listed the following sequence for demolition:

- Prior to conducting any demolition works between the 1st of March and the 31st of August, and at cost to Isle of Anglesey County Council, a survey for nesting birds will be conducted as suggested in section 8.2 of the Preliminary Protected Species Assessment conducted by Cambrian Ecology LTD.
- Provide security fencing to secure the working area.
- Provide all signage required to safely carry out the proposed work.

- Supply and maintain site accommodation, mess facilities and toilet facilities for work personnel.
- Register the site with the Environment Agency for the disposal of hazardous waste materials.
- Contractor is to provide letters to the houses, businesses and buildings in the surrounding area of the work site to inform them of the plan / intent to demolish the Newry Community Centre. Letter is to include the type of disruption that may be caused, how long the work will take and any other information related to the project including the contractors contact details.
- Contractor is to provide letters to the houses, businesses and buildings in the surrounding area of the work site to inform them of the plan / intent to carry out crushing work following the demolition of the Newry Community Centre. Letter is to include the type of disruption that may be caused, how long the work will take and any other information related to the crushing work including the contractors contact details.
- Carefully take down the existing fencing and gate indicated in red on drawing number SP/NCCD/04 and store on site for re-use on completion of the work. Fencing and gate are to be taken down to allow access through from the Newry Community Hall site to the former Ysgol Y Parc site, which will be required for the undertaking of the project.
- Carefully take down the existing palisade fencing indicated in purple on drawing number SP/NCCD/04 and remove all material from site. Approximately 100 linear metres of fencing required to be taken away.
 - Consult with statutory undertakers to locate position of buried services and confirm with CAT scanning prior to undertaking excavation work to expose sub-structure of the building.
- Coordinate and confirm the disconnection of the existing electricity supply from the position of the independent incoming main located in the retained supply building to Newry Community Centre and confirm the disconnection of all other utility supplies.
- Remove and dispose of any residual furniture and items from the buildings. Store and draw to the attention of the CA any discovered confidential material for collection and destruction by the employer within the contract period.
- Remove from site all asbestos based materials as identified within the Asbestos Demolition survey report enclosed in Appendix 1a in accordance with approved HSE guidelines and Codes of Practice. Provide the following -
 - Air monitoring regime must be implemented during all asbestos removal works.
 - Contractor to undertake all necessary liaison and notifications to the HSE.
 - Contractor to include for all air monitoring, cold water and power and required welfare/office facilities to allow asbestos removal works to be undertaken in a safe manner.
 - Asbestos removal works are to include disposal of all asbestos containing materials as identified within the demolition asbestos survey prepared by Apec Environmental.
 - Contractor to also allow for dismantling and checking of existing plant and equipment over and above what may have been identified within the pre-demolition asbestos survey (such as boilers to ensure that no asbestos products are contained within). Any suspect materials / items must be reported to the Supervising Officer immediately.

Supervising Officer will employ Apec Environmental to attend site once the Asbestos removal work has been carried out to confirm that all items of Asbestos have been removed as required before the demolition work on the building can begin. Main Contractor is to make Supervising Officer aware when all Asbestos items have been removed.

Full clearance certification and provide air monitoring records and waste notes to be included within the health and safety file. All 4 Stage Clearance Testing Certification to be undertaken by an independent UKAS Approved Laboratory.

- Carefully demolish all structures within the site as indicated in red on drawing number SP/NCCD/06, all in accordance with BS6187:2000, including associated retaining walls, lamp posts, detailing etc in accordance with agreed method statements. Grub up and remove all concrete slabs, foundations, ground bearing structures and hardstandings. Approximate area of Newry Community Centre Building is 400 m2 **All material is to be crushed on site and carried to the existing waste pile located on the former Ysgol Y Parc site indicated on drawing number SP/NCCD/04 with material added to the pile.**
- Grub up, remove and excavate all drainage and below ground services to 500mm below the surface. Seal any ends to retained drain runs using proprietary bung and protect with concrete fill. Backfill with clean crushed hardcore or concrete arising from the work.
- Generally protect any retained live 'communal' below ground drainage systems and associated drainage manholes/openings/gullies etc. during the Works, leave free-flowing and clear upon completion of the works.
Identify below ground foul/surface water drainage runs on site leading to final manhole(s) exiting from the site. Grub up all site specific drainage, as agreed with contract Administrator and dispose from site. Seal final exit(s). Backfill upon completion with selected fill.
- Supply and install new Heras fencing along the line indicated in yellow on drawing number SP/NCCD/06 to secure the site on completion of the demolition work. New Heras fencing is to be installed at a height of 1800mm from ground level. Contractor is to include for all shoes and clips required to secure the fencing in place in its proposed location. Approximately 245 linear metres of fencing required. Precise location to be confirmed with the Supervising Officer on site before work to erect fencing begins.

The supporting documentation provided with the prior approval application has recommended that before any demolition work begins all asbestos materials from the building shall be removed by qualified workers and a new ecological survey is required if demolition works are to begin between the 1st of March and the 31st of August to ensure no gulls are nesting on the building's roof. The supporting documentation provided by the applicant and agent confirms that these recommendations have been considered and will be followed before any demolition works to the building begins.

A separate consent will also be required from the council's Building Control department in respect of the demolition of the building and 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.

Recommendation

Permitted Development