

Application Reference: DEM/2022/3

Applicant: Head of Housing Services

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

Site Address: Ffordd Corn Hir, Pennant, Llangefni.



**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 three blocks of domestic type semi-dilapidated vehicular garages at Ffordd Corn Hir, Llangefni. The application form states the use of the garages have become surplus to requirement, with 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
Cynghorydd Bob Parry	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Nicola Roberts	No Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No Comments/Objections
Iechyd yr Amgylchedd / Environmental Health	Advice Given
Gritten Ecology	No reason for bat survey to be carried out
Cyngor Tref Llangefni Town Council	No Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No Comment to make

### Relevant Planning History

DEM/2019/4 - Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel garejys (tri bloc ar wahan) yn / Application to determine whether prior approval is required for the demolition of garages (three separate blocks) at - Ffordd Corn Hir & Pennant, Llangefni - [object Object] - Tynnwyd yn ôl / Withdrawn

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### 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.

### **Recommendation**

Permitted Development