

THE VALE OF GLAMORGAN COUNCIL

Dock Office, Barry Docks, Barry. CF63 4RT

Telephone number: (01446) 704656

My Ref.
2021/00903/PND

When telephoning please ask for:
Administration

Agent:
Mr Michael Newton
Lapider
41 High Street
Penarth
Vale of Glamorgan
CF64 1EY

Applicant:
Mr Russell Young
Barry Evangelical Church
Wilberforce Hall
Barry Road
Barry
CF62 8HE

Dear Sir/Madam,

**Town and Country Planning 1990 (as amended)
Town and Country Planning (General Permitted Development) Order,
1995 (as amended) Schedule 2, Part 31
Demolition of Buildings**

I refer to your notification application at Christ Church Presbyterian, Tynewydd Road, Barry registered on the 20 July 2021.

I must inform you that this Authority has determined that **PRIOR APPROVAL IS REQUIRED** for the Demolition of existing church building which is derelict and not in use as to the method of demolition and any proposed restoration of the site. The following details are required:

1. Details of the method of demolition, including measures to limit noise disturbance, vibration and the generation and spread of dust during demolition.
2. Details of the restoration of the site, specifically, details of retained materials/ stockpiles (their location, width and height), site surfacing and finished levels.
3. Details of an ecological assessment of the building (including bat and breeding bird surveys) undertaken by a qualified and licensed ecological consultant and, if protected species are present on the site, details of appropriate mitigation measures. These details should be presented as part of an Ecological Report, specifically to inform the method of demolition and subsequent site restoration.

Once such details are received I shall advise you as soon as possible of the Local Planning Authority's decision. No development will be permitted until such approval has been granted.

Dated : 13 August 2021

Yours faithfully,

M. J. Goldsworthy

Head of Regeneration and Planning

IMPORTANT NOTICE

Please read these notes fully.

You are required to notify the Local Planning Authority, in writing and within 7 days, of the date on which the development was substantially completed.

Development under Part 6 Schedule 2B (a) of the Town and Country Planning (General Permitted Development) Order 1995:

“B8 Development is permitted by Class B (a) subject to the following conditions:

- (a) Where development consists of works for the significant extension or significant alteration of a building; and
 - (i) the use of the building or extension for the purpose of agriculture within the unit permanently ceases within ten years from the date on which the development was substantially completed; and
 - (ii) planning permission has not been granted on an application, or has not been deemed to be granted under Part III of the Act, for development for purposes other than agriculture, within three years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased,

Then, unless the Local Planning Authority has otherwise agreed in writing, the extension, in the case of development consisting of an extension, shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before the development took place, or to such conditions as may have been agreed in writing by the Local Planning Authority and the developer.”

1. Warning: A European protected species (EPS) Licence may be required for this development, because the Church building is potentially home to bat roosts and/or nesting birds. It is an offence to deliberately capture, kill or disturb an EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>