

Background

Members will be aware of the long standing case of Tredegar Company Shop (aka former British Legion) at Shop Row Tredegar. The building is listed but has deteriorated over the past 20 years to the point where the building is shored by scaffolding and the highway closed. The Council now owns the property.

We have instructed the Conservation Officer at Mon CC to act as our agent to demolish parts of the complex to allow for the highway to be reopened for the benefit of the local community and address ongoing revenue liabilities with the scaffolding.

As the building is listed and owned by this Council, the application will be decided by Cadw/Welsh Ministers. A robust case is required based on the condition of the building, efforts to save the structure, site restoration and after use.

As we are unable to access the site due to the parlous condition of the building, we have instructed expert structural engineers who have used state of the art drone footage to survey the site and using this data, prepare detailed computer generated drawings to accompany the application.

Due to capacity issues, covid and other factors this process has taken longer than expected.

Current Position

Along with our agent and the structural engineers, the Development & Estates Service Manager met with Cadw in August to explain the basis of the draft listed building application and the information that was to be submitted.

Cadw raised further issues around after use and making good of the site, all of which they require to accompany an application for demolition. Since that time, we have been working on this supplemental information and the application was duly submitted to Cadw on 30th September

The Council will now await a decision. Money has been allocated in the capital program but it is unclear at this time whether that will be sufficient to complete the demolition and comply with any conditions imposed by Cadw on site after-use/restoration (assuming approval).