

Notice of Decision



M Jones
Turley
18 Windsor Place
Cardiff
CF10 3BY

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]**

Application No: **25/0826**
Application Type: **Demolition**
Proposal: **PRIOR NOTIFICATION FOR DEMOLITION OF THE HOT MILL STRUCTURE AT LLANWERN STEELWORKS ALONG WITH ITS ASSOCIATED EQUIPMENT AND INFRASTRUCTURE**
Site/Location: **Llanwern Works, Queensway, Llanwern, Newport, South Wales, NP19 4QZ**
Decision Date: **28th October 2025**

In pursuance of its powers under the above legislation and Part 31 of the above Order, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 1st October 2025. for a determination of whether or not the prior approval of the Local Planning Authority is required for the above works.

Prior Approval is Required

The demolition as notified may not be carried out until such details have been submitted to and approved in writing by the Local Planning Authority for the following reasons:

1. Bats were detected using some of the buildings. The Habitats Directive is relevant. The information so far provided is insufficient to conclude that a European Protected Species Licence would likely be granted by the relevant Statutory Body (CNC/NRW) for the proposed works of demolition. Additional ecological information is needed in relation to protected species on the site, proposed mitigation and its likelihood of meeting the 'three tests' (IROPI) to enable the EPS Licensing regime to be satisfied.

NOTE TO APPLICANT

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1.
 - o Pre Demolition Asbestos Survey; TATA/LL Hot Mill/003 R01 (24.09.2025)
 - o PROJECT HAZARD & RISK REGISTER; Revision 00 (02.06.2025)
 - o Copy of the Site Notice
 - o F503 - PROJECT QUALITY PLAN; Revision 01 (22.09.2025)
 - o DEMOLITION METHOD STATEMENT; C0098 MS 001 Rev. 03 (24.07.2025)

- o Construction Phase Plan; C0098 Rev. 03 (19.09.2025)
- o Demolition Environmental Management Plan (DEMP) Rev. 02 (19.09.2025)
- o Summary of Ecological Assessments; 2486598-D06 (02) (26.09.2025)
- o HRA Screening Report; 2486598-D04 (01) (26.08.2025)
- o Preliminary Ecological Appraisal Report; 2486598-D03 (00) (21.08.2025)
- o Breeding Bird Report 2486598-D02 (00) (August 2025)
- o Preliminary Roost Assessment and Bat Hibernation - Survey of the Motor Room; 2486598 00 (June 2025)
- o Bat Activity Survey Report 2486598-D05 (02) (August 2025)
- o Turley's Covering Letter - 29.09.2025
- o Drawing 01 - C0059 Llanwern Hotmill Project Access Routes
- o Drawing C0098 3 Rev 03 - Demolition Phased Plan
- o Drawing TATA /LL Hot Mill/BN - Building Names
- o Drawing C0098 01 - HGV Gate Access Routes
- o Drawing 0000.60.20.00.0033 B - Site Location Plan

2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). No Policies were relevant to the determination of this application.
3. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

This decision does not prejudice the right of the Council to serve notice regarding the demolition under Section 81 of the Building Act 1984.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).