

Notice of Decision



J Naphthine
Civil and Marine Limited
Machen Quarry
Machen
Newport
CF83 8YP

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

Application No: **26/0224**
Application Type: **Demolition**
Proposal: **PRIOR NOTIFICATION FOR DEMOLITION OF BUILDINGS INCLUDING TRANSPORT OFFICE, WEIGHBRIDGE OFFICE, MAIN OFFICE, LABORATORY STORES, MCC BUILDING, AMENITY BLOCK, WORKSHOP AND STOCKYARD CONVEYOR CONTROL AND ANCILLARY INFRASTRUCTURE AND PLANT**
Site/Location: **Civil & Marine , Queensway, Llanwern, Newport, NP19 4QX**
Decision Date: **16th April 2026**

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 23rd March 2026. 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. The demolition works are located close to or within an ecologically sensitive area. Additional information is required and must include a detailed demolition method statement and an Ecological Impact Assessment demonstrating that there will be no unacceptable impact upon the Nash & Goldcliff SSSI, bird assemblages from the River Severn Special Protection Area and any species that might be using the site or adjacent areas of the SSSI.

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. This decision relates to the following plans & documents:
 - o Covering Letter, undated (Reference L117/P2)

- o Drawing L117m/3 - Site Plan
 - o Drawing L117m/4 - Layout Plan
 - o SITE NOTICE UNDER PART 31 - ANY BUILDING OPERATION CONSISTING OF THE DEMOLITION OF A BUILDING
 - o Photos 1-3 of Site Notice on display
 - o Drone Gallery (site photos)
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP1, SP5, SP8, SP9, GP2, GP5 & GP7 were relevant to the determination of this application.
3. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.
4. Nothing in this decision should be taken as an explicit or implicit agreement by the LPA as to what site elements are plant and what site elements are buildings.

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).