

# Notice of Decision



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Newport  
NP10 8UG

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

Application No: **25/0500**  
Application Type: **Demolition**  
Proposal: **PRIOR NOTIFICATION OF DEMOLITION OF SINGLE STOREY TIMBER FRAMED BUILDING**  
Site/Location: **Brynglas House, Education Inclusion , Brynglas Road, Newport, NP20 5QU**  
Decision Date: **17th July 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 24th June 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. The demolition as notified may not be carried out until additional details have been submitted to and approved in writing by the Local Planning Authority for the following reasons:
  - 1)The submitted method statement does not provide information on the management, location or number of demolition traffic, plant and equipment required to undertake the works. Further detail is needed to ensure that the public are protected, and any road closures or other procedures are put in place.
  - 2)Additional Arboricultural information is required in the form of a Tree Protection Plan and Arboricultural Method Statement including an Arboricultural Watching brief in accordance with BS 5837:2012 to safeguard the tree/trees on the site that are impacted by the proposed demolition works.

## NOTE TO APPLICANT

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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.

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

### NOTE TO APPLICANT

01 This decision relates to plan Nos: Site Location Plan Boundaries (received 24/06/2025), Site Notice (received 24/06/2025), Bat Survey – Brynglas Annex Demolition (received 24/06/2025), Demolition PCI (received 24/06/2025), Fire Risk Assessment for Brynglas Annex (received 24/06/2025), Heritage Impact Statement – Brynglas House Annex V2 (received 24/06/2025), Scoping Survey Brynglas Annex Demolition Newport (received 24/06/2025), 2.1 HS38 – Small Works Plan – Brynglas Annex Demolition (received 24/06/2025), 4.3 HS50 – Fire Evacuation Procedure for Brynglas Annex Demolition (received 24/06/2025), 0 Method Statement for Removal of Asbestos and Demolition Works (received 24/06/2025), Annex Elevations Rev A (received 24/06/2025), Annex Photographs 26.03.2025 (received 24/06/2025).

02 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.

03 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.

04 The applicant is advised to avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), whereby it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

05 The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.

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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](http://gov.wales)) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email [PEDW.Casework@gov.wales](mailto: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).