



## Application for prior notification of proposed demolition

### Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Part 31

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Brynglas House

Address Line 1

Brynglas Road

Address Line 2

Town/city

Newport

Postcode

NP20 5QU

Description of site location (must be completed if postcode is not known)

Easting (x)

331087

Northing (y)

190205

Description

#### Applicant Details

Name/Company

Title

mr

First name

dan

Surname

Cooke

Company Name

Newport City Council

Address

Address line 1

Civic Centre

Address line 2

Godfrey Road

Address line 3

Town/City

Newport

Country

Wales

Postcode

NP20 4UR

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

# Proposed Demolition Works

Please describe the building(s) to be demolished

Single storey temporary timber framed building constructed approximately 1966. Elevations comprise of timber /replacement aluminium screens with flat felted roof.

Please state the reasons why demolition needs to take place

A structural survey in 2024 was undertaken to provide a comprehensive assessment of the annexe building following the discovery of a dropped/decayed beam and post connection in one of the classrooms. Subsequent investigations of the rest of the building revealed an inherent design defect with the structure of the building. This had been compounded by later ill-conceived window replacements and prolonged ponding of water on the roof, which have collectively undermined its structural strength.

Please describe the proposed method of demolition

Careful removal of asbestos materials identified by the refurbishment and demolition survey in accordance with the Control of Asbestos Regulations 2012. Internal soft strip followed by external demolition all as described in submitted 'Precontract Information Document - Appendix Contractors' Method Statement'.

How and where would spoil/rubble be disposed of?

Transported to contractors yard.

Please provide details of the proposed restoration of the site

Following removal of sub structure the area is to be returned to a levelled grassed play area for the adjoining Millbrook school.

When do you expect the works to commence (date must be post application submission)?

21/07/2025

When do you expect the works to be completed (date must be post application submission)?

29/08/2025

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☒ Yes
- ☐ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes
- ☒ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☒ Yes
- ☐ No

If Yes, please show details on a plan and provide the reference number of the plan(s):

Consultation with NCC arboriculturist with recommendations contained within 'Precontract Information Document - Appendix B - ARBORICULTURALIST RECOMMENDATIONS

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☐ Yes  
☒ No

## Declaration

To submit your building control application you must agree to the below declaration.

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Prior Approval: Demolition of building: Prior Approval: Demolition of building I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to Newport City Council
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

gail Bishop

Date

02/04/2025