

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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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

Neptune Works

Address Line 1

East Way Road

Address Line 2

Town/city

Newport

Postcode

NP20 2NP

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

Easting (x)

331637

Northing (y)

186048

Description

Applicant Details

Name/Company

Title

First name

Will

Surname

Ryan

Company Name

Associated British Ports

Address

Address line 1

Associated British Ports

Address line 2

Queen Alexandra House,

Address line 3

Town/City

Country

United Kingdom

Postcode

CF10 4LY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Neptune Works comprises a complex of former office, storage and engineering buildings. All will be removed to slab level. It should be noted that the structures that overhang the River Usk are not subject to this submission, but to a separate submission for demolition that will be considered by NRW as a Marine Licence application.

Please state the reasons why demolition needs to take place

ABP is committed to delivering structural improvements to Newport Docks, as set out in the Newport Masterplan. Neptune Works is located within the area known as Port Gateway, and the demolition of these buildings will open up an area for modern Port-related uses.

Please describe the proposed method of demolition

All demolition will be undertaken by mechanical means following a process of soft stripping and asbestos removal. There will be no blasting associated with this demolition

How and where would spoil/rubble be disposed of?

All material will be taken off site by a suitably licensed operator to an appropriately licensed site, to be determined based on proximity and cost. The contractor will prepare a Site Waste Management Plan prior to commencement of demolition.

Please provide details of the proposed restoration of the site

All buildings will be removed to slab level. Any voids/depressions identified will be filled using on-site material, appropriately recycled.

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

04/11/2026

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

27/01/2027

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

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

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.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- 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

Will Ryan

Date

28/08/2026