

Planning Department
Newport City Council

Via Planning Portal

26th August 2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 SCHEDULE 2 PART 31 – APPLICATION FOR PRIOR NOTIFICATION FOR THE
PROPOSED DEMOLITION OF NEPTUNE WORKS, AT THE PORT OF NEWPORT**

Associated British Ports (ABP), as owner and operator of the Port of Newport ('the Port'), is pleased to enclose an application for prior notification for the demolition of Neptune Works on East Way Road, within the Port.

The application has been submitted via Planning Portal Wales (PP-15187483) and comprises the following:

- Prior Notification Application Form
- Copy of the appropriate Site Notice, duly posted
- Demolition Environmental Management Plan (DEMP) and
- Preliminary Roost Assessment and Activity Survey for Bats (PRA)

The conclusion of the PRA is that bats are present within part of the buildings and therefore there is a requirement for a European Protected Species Licence to be issued prior to the commencement of works. ABP will apply for this upon the grant of the Prior Approval.

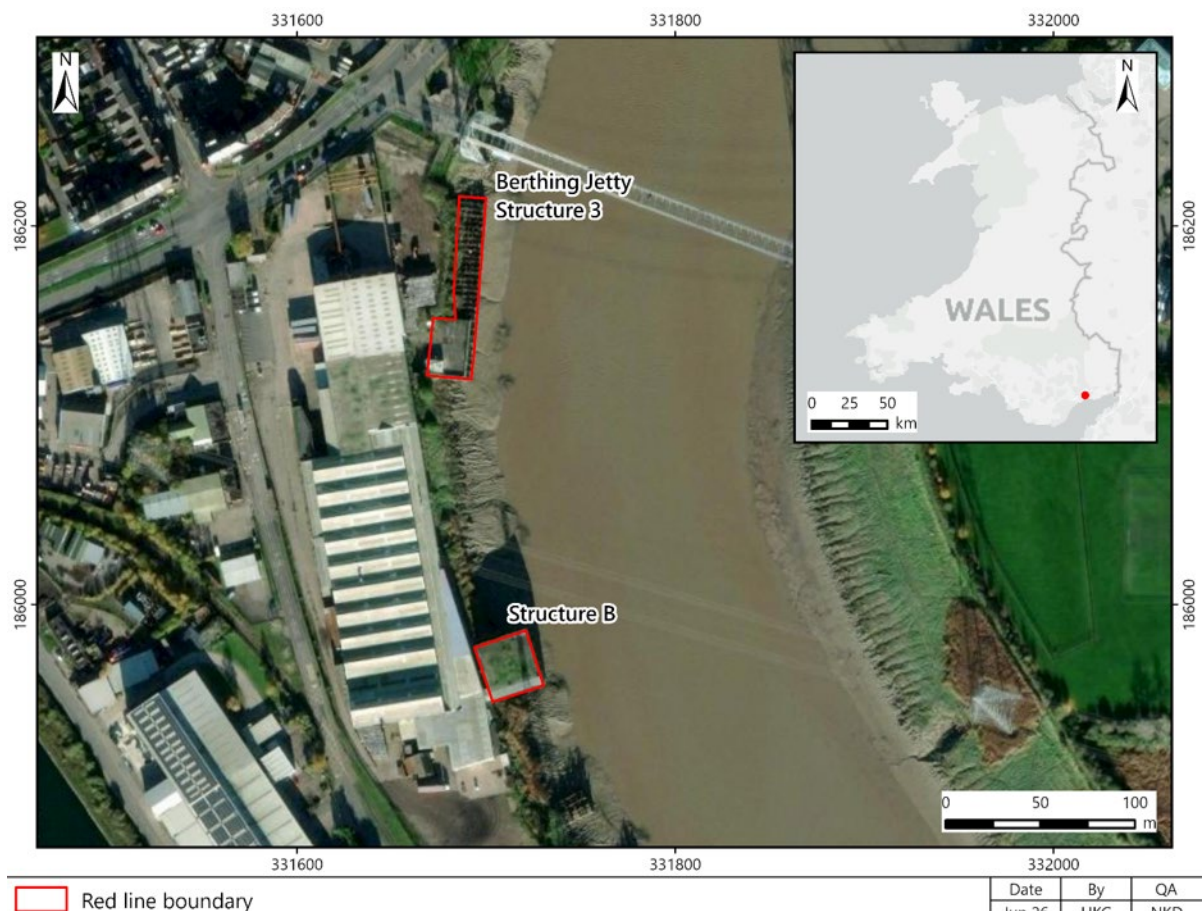
In accordance with A.2 (b) (iii) of Part 31 of the GPDO (1995) (as amended), it is confirmed that the enclosed Site Notice will be displayed at the site for a minimum period of 21 days in the period of 28 days from the date of the submission of this application.

It is also confirmed that notice will be served on the Council under Section 80 of the Building Act 1984 (as amended) prior to any demolition works commencing on site

This prior notification application for demolition demonstrates that the planned demolition accords with the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The planned demolition will be completed in a safe and controlled manner and will not give rise to any adverse impacts. The DEMP sets out the safety measures and environmental procedures that will be followed to manage and avoid potential detrimental impacts.

This submission for Prior Approval of demolition is limited to the land-based buildings on Neptune Works. A separate Marine Licence process is being progressed for the demolition of the two structures shown on the figure below. This Prior Approval submission does not not apply to these structures.



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We look forward to receiving notice that the application has been registered. Please do not hesitate to contact me should you have any queries, including arranging access to the site if required to determine this application.

Yours faithfully

W. J. Ryan

Will Ryan

Land and Planning Manager, Wales & Short Sea Ports

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