

PropertyIndex
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22/05/2025

To:
Emma Brinkworth
Newport City Council
Planning Department
Civic Centre
Godfrey Road
Newport
NP20 4UR

**Notice of Intention to Commence Works – 133-135 Commercial Street, Newport, NP20 1LY
in accordance with Planning Permission Reference: 19/1228**

Dear Emma

We write on behalf of PropertyIndex to formally notify you of our intention to implement planning permission reference: 19/1228 before the expiration of the five years.

We note that decision notice Planning Permission Reference: 19/1228 states:

“Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.

(a) stating the date on which the development is to begin;

(b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (the Order). REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.”

The enabling and preparatory works will include, but are not limited to:

- Installation of site hoarding and security measures
- Establishment of temporary welfare and site facilities
- Utility disconnections
- Pre-demolition inspections and surveys

- Soft-strip works and preparatory demolition tasks

These works are essential to ensuring a safe and compliant transition into the demolition and construction phase.

As required, please take this as notice that we intend to commence development and implementing planning permission (planning reference: 19/1228) on Tuesday 27th May 2025.

We remain committed to working closely with Newport City Council to deliver this important scheme and ensure full compliance throughout and are happy to provide any additional documentation or clarification required.

Please do not hesitate to contact us should you have any questions.

Yours sincerely,

Chris Spiteri
Director
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