

Planning Department
Newport City Council

12th March 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 FORMER ENGINEERS OFFICE AND FLAT-ROOFED BUILDING AT NEWPORT DOCKS

Associated British Ports (ABP), as owner and operator of the Port of Newport ('the Port') hereby encloses an application for the prior notification for the demolition of buildings on East Way Road. The application has been submitted via Planning Portal Wales (PP-14452995) and comprises the following:

- Prior Notification Application Form & Ownership Certificates
- Demolition Method Statement (DMS)
- Demolition Environmental Management Plan
- Preliminary Bat Roost Assessment (PRA)

The PRA has demonstrated that there is no evidence of bat use within the buildings.

In accordance with the A.2 (b) (iii) of Part 31 of the GPDO (1995) (as amended), we can confirm 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). It will be completed in a safe and controlled manner and will not give rise to any adverse impacts. The DMS sets out the procedures that will be followed to manage and avoid potential detrimental impacts.

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

will.ryan@abports.co.uk