

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

Shed 6

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)

332112

Northing (y)

184630

Description

Applicant Details

Name/Company

Title

Mr

First name

Will

Surname

Ryan

Company Name

Associated British Ports

Address

Address line 1

Queen Alexandra House

Address line 2

Cargo Road

Address line 3

Town/City

Cardiff

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

Shed 6 is a large double gabled industrial building of corrugated metal construction.

Please state the reasons why demolition needs to take place

Due to changing circumstances and operational requirements, the Shed is no longer required. Following clearance, the site will be an open quayside.

Please describe the proposed method of demolition

The shed sheeting will be stripped, and the portal frames will be dismantled deploying mechanical means, as set out in the Demolition Method Statement. More specific measures may be required in accordance with the provisions of the European Protected Species Licence that will be secured prior to the commencement of demolition.

How and where would spoil/rubble be disposed of?

All materials will be classified accordingly and removed off site to a suitably licensed location.

It is suspected that there is asbestos sheeting within the shed. Appropriate and licensed contractors will be employed to ensure that all asbestos waste is handled in accordance with legislative requirements and best practice, and is taken off site for safe disposal/treatment.

Please provide details of the proposed restoration of the site

All structures will be removed to ground level, and the site will be used for Port operations.

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

05/10/2026

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

01/03/2027

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

29/07/2026