

Planning Department
Newport City Council

Via Planning Portal

29 July 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 BUILDINGS 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 6 Shed on East Way Road, within the Port.

The application has been submitted via Planning Portal Wales (PP-15034071) and comprises the following:

- Prior Notification Application Form & Ownership Certificates
- Demolition Method Statement (DMS) and
- Preliminary Bat Roost Assessment and Emergence Survey (PRA)

The conclusion of the PRA is that there are bats present 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 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.

We can also confirm 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 DMS sets out the safety measures and environmental 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