

Notice of Decision



David Young
Building Design Services
24 Cambria Close
Caerleon
NP18 1LF

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]**

Application No: **25/1059**
Application Type: **Prior Approval - 56 Day**
Proposal: **PRIOR APPROVAL FOR DEMOLITION OF SINGLE STOREY STORE BUILDING (PURSUANT TO PRIOR NOTIFICATION REFERENCE 25/0857)**
Site/Location: **Hand Car Wash, Somerton Park Garage, Cromwell Road, Newport, South Wales NP19 0HT**
Decision Date: **27 January 2026**

In pursuance of its powers under the above legislation and Part 31 of the above Order, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 4th December 2025.

Prior Approval is Granted

Subject to the following standard condition:

The development must begin not later than the expiration of FIVE YEARS from the date of this decision.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 and the requirements of the Town & Country Planning (General Permitted Development) Order 1995.

NOTE TO APPLICANT

1. The development shall be carried out fully in accordance with the proposals shown in the application and in the plans and particulars accompanying such application as varied and amended by this permission.
2. This decision relates to the following plans & documents:
Somerton Park Garage 1, Somerton Park Garage 2, Somerton Park Garage 3, Somerton Park Garage 4, Public Notice, 1 CEMP Cover Sheet, 2 CEMP Site Plan, 3 Construction Environmental Plan, 4 HS29 Pre Construction Information, 5 HS00 Construction Phase Plan, 6 HS01 Site attendance register (Visitor register), 7 HS27 Company Health & Safety Policy, HS02 COSHH Assessment Request, HS04 Acknowledgement of Risk Assessment, HS05 Site Induction, HS06 Site Induction Register, HS07 Work Permit Register, HS08.01 Asbestos Work Permit, HS08.02 Working at Heights- Work Permit, HS08.03 Confined Space- Work Permit, HS08.04 Electrical Work Permit, HS08.05 Excavation Work Permit, HS08.06 Hot Works - Work Permit, HS09 Site Setup Checklist, HS10 Noise Assessment, HS11 PPE Register, HS12 Harness Inspection, HS13 Lifting Equipment Inspection, HS13 Lifting Equipment Inspection, HS14 Plant Inspection, HS15 Excavation Inspection, HS16 Scaffolding Inspection, HS17 Site Rules, HS18 Scaffolding Handover Certificate, HS19 Fire Plan, HS20 Accident Investigation Report, HS21 Accident and Incident Record, HS22 Toolbox Talk Register, HS23 Toolbox Talk Training Record, HS24 Site Inspection Checklist, HS25 Site Audit, HS26 Excavation Pre-Works Checklist, HS27 Company Health & Safety Policy, HS28 Contractor Questionnaire, HS29 Pre Construction Information, HS30 Excavation Inspection Register, HS31 Construction Design and Management (CDM) Regulations 2015, HS32 Scaffolding Inspection Register, HS33 Health & Safety File, HS34 Health and Safety Information for Domestic Clients - What you need to know, HS35 Contractors Responsibilities for Domestic Clients under CDM 2015, HS36 Breach of Health and Safety Procedures, HS37 Simple Construction Phase Plan, HS38 Ladder Inspection, HS39 HAVS Exposure Record, HS40 Design Risk Management Checklist, HS41 Project Waste Management Checklist, HS43 Work Equipment Inspection, HS44 HSG65 Learning Lessons, HS46 Plant and Equipment Record, HS48 Traffic Management Plan, HS49 Site Emergency Plan, Letter with Aerial and Turning.

3. The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). No policies were relevant to the determination of this application.
4. This decision notice is issued in respect of Planning Permission only and does not convey any approval which may be required under any other legislation or provisions, such as, but not limited to, Highways and Building Regulations. For advice on the requirements of the Building Regulations and allied legislation, and/or whether there is a need for a Building Regulations submission, please contact the Council's Building Control Section on 01633 656656 or email building.control@newport.gov.uk. For advice on obtaining relevant permissions from the Highway Authority, please contact highway.planning@newport.gov.uk
5. The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.
6. No demolition works to any building where bats are present or maybe present should be commenced until such a time as the necessary 'Derogation Licence' has been issued by CNC/NRW.
7. The applicant is advised to contact the Council's Infrastructure department regarding any works which will take place within the adopted highway and to facilitate the appropriate highways agreement. The applicant is also advised to contact the Council's Traffic and Road Safety team regarding any proposals to erect highway signs.
8. The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
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NP20 4UR

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Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).