

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			
Civil & Marine			
Address Line 1			
Queensway			
Address Line 2			
Llanwern			
Town/city			
Newport			
Postcode			
NP19 4QX			

Description of site location (must be completed if postcode is not known)

Easting (x)	Northing (y)
336260	185966
Description	

Applicant Details

Name/Company

Title

First name

Surname

Napthine

Company Name

Civil and Marine Limited

Address

Address line 1

Machen Quarry, Machen,

Address line 2

Newport,

Address line 3

Town/City

Country

Postcode

CF83 8YP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Joe

Surname

Napthine

Company Name

Civil and Marine Limited

Address

Address line 1

Machen Quarry

Address line 2

Machen

Address line 3

Newport

Town/City

Country

United Kingdom

Postcode

CF83 8YP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The buildings to be demolished are further detailed within the covering letter and plans L117m/3 Site Plan and L117m/4 Layout Plan.

- Transport Office
- Weighbridge Office
- Main Office
- Laboratory Stores
- MCC Building
- Amenity Block
- Workshop
- Stockyard Conveyor Control

Please state the reasons why demolition needs to take place

To ensure compliance with the terms of CML's lease. Please refer to covering letter for details.

Please describe the proposed method of demolition

Subject to confirmation of a Demolition Method Statement provided by a demolition contractor when appointed.

How and where would spoil/rubble be disposed of?

Subject to confirmation of a Demolition Method Statement provided by a demolition contractor when appointed.

Please provide details of the proposed restoration of the site

The property will be restored to a flat surfaced plot with perimeter fencing and all buildings and operational plant are to be removed. CML will also disconnect and remove all service media.

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

01/06/2026

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

31/12/2026

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

If Yes, please show details on a plan and provide the reference number of the plan(s):

Potential for minor tree felling to facilitate access for the removal of the Sewage Treatment Plant. To be confirmed by demolition contractors with oversight by ecologists.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

16/01/2026

Details of the pre-application advice received

A summary email was recieved from Mr Roberts with his initial views on the proposed demolition and plant removal at Llanwern providing clarity that demolition without Newport City Council's prior approval (or agreement that prior approval is not required) is not permitted development.

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

Joe Naphine

Date

23/03/2026