

Our Ref: L117/P2

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Dear Sir,

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995
SCHEDULE 2 PART 31**

**APPLICATION FOR PRIOR NOTIFICATION FOR THE PLANNED DEMOLITION OF THE
BUILDINGS AND REMOVAL OF ASSOCIATED INFRASTRUCTURE AT LLANWERN CEMENT
WORKS, LLANWERN, NEWPORT, NP19 4QX**

Please see enclosed application and associated plans submitted by Civil and Marine Limited (CML) seeking a determination on the requirement for prior approval for the scheduled demolition of the buildings at CML's Llanwern Cement Works, NP19 4QX.

This application has been submitted via Planning Portal Wales (Reference: PP-14798042)

The demolition of the buildings at Llanwern Cement Works is permitted development under Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. Determination for prior approval may only be required in respect of the method of demolition and any proposed restoration of the site. The method of demolition will be contained within a Demolition Method Statement (DMS), which will be made available to Newport City Council when produced, and the details of the restored property following demolition will be detailed below.

Description of Site:

The site is 4.630 acres and has been occupied by CML for use as a cement processing site, the site can be seen edged red on attached plan reference L117m/3 Site Plan. There are three planning permissions associated with this property.

Reference	Description of Development
89/0838	INSTALLATION OF ONE LIQUID PROPANE GAS VESSEL AS STORAGE OF FUEL FOR DRYING PURPOSES
92/0940	INSTALLATION OF 3 NO.1000 TONNE SILOS AT CIVIL & MARINE SLAG CEMENT LTD
1/17863	NEW SLAG CEMENT PROCESSING PLANT WITH ANCILLARY BUILDINGS

Neither permission 89/0838 nor 1/17863 contain conditions in respect of restoration that conflict with this application. Permission 92/0940 cannot be sourced.

The site comprises:

Figure 1: Buildings:

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

Figure 2: Ancillary Infrastructure and Plant

- 3x Silos (A,B,C)
- Main Silo
- Mill
- Tripper Conveyor
- LPG Gas Tank
- Sewage Treatment Plant
- Temporary Welfare Cabin (Not shown on Plan L117m/4)
- Gas Kiosk
- Electricity Substation

All buildings and plant can be identified on attached Plan reference L117m/4 Layout Plan.

Schedule 2 Part 31:

Part A of Part 31 permits '*any building operation consisting of the demolition of a building*' subject to an application to the local planning authority for a determination as to whether the prior approval of the authority is required.

This application seeks a determination on the requirement for prior approval solely in respect of the demolition of the items in Figure 1 only, as these are buildings and fall under the remit of Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. For avoidance of doubt, the items in Figure 2 are operational plant and equipment and are not within the scope of Part 31. CML will undertake the removal of all operational plant at its discretion and will, where applicable, reuse the assets within the business.

Final Site Restoration and Demolition Summary:

CML is required under the terms of its lease to restore the property to a flat surfaced plot with perimeter fencing and all buildings and operational plant are to be removed. CML also has an obligation to remove and disconnect all service media. Prior to commencement of demolition, it will also be ensured that all decommissioning works have been completed.

To ensure the demolition is managed safely and compliantly, CML will appoint a suitably qualified demolition contractor following receipt, review and confirmation of a suitable DMS. To provide the Council with the details of the method of demolition, the DMS can be made available at the Council's request before demolition commences.

The appointed contractors will assume the duties and responsibilities of a Principal Contractor and Principal Designer under the Construction (Design and Management) Regulations 2015 (CDM). The demolition contractor will work with CML to ensure that the demolition works adhere to CDM requirements.

Ecology and Gwent Levels – Nash and Goldcliff:

CML have appointed qualified ecologists to oversee all ecological matters in respect of the demolition. The ecologists will undertake all necessary surveys and provide recommendations and oversight throughout the demolition process to ensure that CML remain compliant. These surveys can be made available to Newport City Council on request.

There is a Site of Special Scientific Interest (SSSI) that covers the wooded area along the western side of the property, Gwent Levels - Nash and Goldcliff. No demolition work is required within the SSSI, only the removal of a sewage tank, which is considered plant. The ecology firm have been briefed on the SSSI and will provide appropriate guidance.

Site Notice:

In adherence with A.2 (b) (iii) of Part 31, CML will display a site notice, as contained within the application, on the northern fence boundary of the property adjoining the road in a visible location for a minimum of 21 days in the period of 28 days beginning on the date of the submission of this application.

Summary

CML's cement processing site at Llanwern is scheduled for demolition in June 2026, this application seeks a determination only on the requirement for prior approval solely in respect of the demolition of buildings listed within Figure 1. The operational plant in Figure 2 does not constitute buildings and will be removed at CML's discretion and repurposed within the business where applicable.

The planned demolition will be undertaken using a capable and qualified contractor and strictly in accordance with the relevant regulations, details of which will be contained within a DMS to be produced before the commencement of the demolition and will be made available on request.

The property will be left clear and free of all buildings, operational plant and service media leaving only a surfaced site, but the fencing will remain around the perimeter to ensure continued security.

Before the commencement of demolition, sufficient information in the form of a DMS will have been made available to the Council to address both the method of demolition and the proposed restoration of the site. Therefore, it is our view that prior approval is not required for this demolition in accordance with Schedule 2, Part 31, A.2(b)(i) of the Town and Country Planning (General Permitted Development) Order 1995.

We look forward to receiving notice that the application has been registered and confirmation as to whether prior approval is required. Please do not hesitate to contact me should you have any additional queries in respect of this application.

Yours faithfully,



Joe Napthine

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Application Attachments:

- Covering Letter
- L117m/3 Site Plan
- L117m/4 Layout Plan
- Drone Gallery
- Site Notice