

Our Ref: L117/P2

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Dear Sir,

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

**PRIOR NOTIFICATION FOR DEMOLITION OF BUILDINGS INCLUDING TRANSPORT OFFICE,
WEIGHBRIDGE OFFICE, MAIN OFFICE, LABORATORY STORES, MCC BUILDING, AMENITY BLOCK,
WORKSHOP AND STOCKYARD CONVEYOR CONTROL AND ANCILLARY INFRASTRUCTURE AND
PLANT**

I write further to Newport City Council's (NCC) decision notice, dated 16th April 2026, reference 6/0224, in respect of the proposed demolition at Civil and Marine Limited's (CML) cement site at Llanwern. The decision notice states:

"The demolition as notified may not be carried out until such details have been submitted to and approved in writing by the Local Planning Authority for the following reasons:

The demolition works are located close to or within an ecologically sensitive area. Additional information is required and must include a detailed **demolition method statement** and an **Ecological Impact Assessment** demonstrating that there will be no unacceptable impact upon the Nash & Goldcliff SSSI, bird assemblages from the River Severn Special Protection Area and any species that might be using the site or adjacent areas of the SSSI."

In line with the above, please see for NCC's review and approval in writing;

1. Demolition Method Statement (Construction Phase / Demolition Plan)
2. Ecological Impact Assessment (EcIA)

CML is required under the terms of its lease to demolish and vacate the site by 31 December 2026. As the demolition works are expected to take approximately 10 weeks, CML will need to commence demolition works in October 2026 and would therefore be grateful if the submitted details could be reviewed and agreed at the earliest opportunity.

In respect of the findings contained within the EcIA, CML will ensure that the required actions and conclusions are followed prior to commencement. I would therefore be grateful if NCC could review the submissions and confirm agreement at the earliest convenience.

Yours faithfully,



Joe Napthine

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