

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Will

Surname

Ryan

Company Name

Associated British Ports

Address

Address line 1

Queen Alexandra House

Address line 2

Cargo Road

Address line 3

Town/City

Country

United Kingdom

Postcode

CF10 4LY

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Former Engineers Office and adjoining flat roofed offices

Please state the reasons why demolition needs to take place

To remove obsolete office space that is not conducive to the effective operation of a Port, and to facilitate the objectives of the Port of Newport Masterplan. In addition, the proximity of the southernmost corner of the building to the bend in East Way Road impairs sight lines and is detrimental to road safety.

Please describe the proposed method of demolition

See attached Demolition Method Statement

How and where would spoil/rubble be disposed of?

As described in the Method Statement, segregation, removal, and licensed disposal of all demolition arisings, including any miscellaneous items such as office furniture, shop floor plant, off-site, with provision of waste transfer documents to demonstrate compliance.

Please provide details of the proposed restoration of the site

The site will be left as existing slab for car parking/hardstanding.

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

15/12/2025

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

27/02/2026

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

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

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

Will Ryan

Date

30/10/2025