

Planning Department
Newport City Council
Civic Centre
Newport
NP20 4UR

30 October 2025

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 SCHEDULE 2 PART 31 – APPLICATION FOR PRIOR NOTIFICATION FOR THE
PROPOSED DEMOLITION OF BUILDINGS AT THE PORT OF NEWPORT**

Associated British Ports (ABP), as owner and operator of the Port of Newport ('the Port'), is pleased to enclose an application for prior notification for the demolition of buildings known as Lewis House and an adjacent former commercial premises, formerly occupied by Glamair, on East Way Road.

The application has been submitted via Planning Portal Wales (PP-14451062) and comprises the following:

- Prior Notification Application Form & Ownership Certificates
- Site Location Plan
- Demolition Method Statement (DMS)
- Preliminary Bat Roost Assessment (PRA)

We are able to confirm that in parallel with this application, and following the findings of the PRA, a separate application will be submitted to Natural Resources Wales for the relevant European protected species licence.

In accordance with the A.2 (b) (iii) of Part 31 of the GPDO (1995) (as amended), we can confirm that the enclosed Site Notice will be displayed at the site for a minimum period of 21 days in the period of 28 days from the date of the submission of this application.

We can also confirm that notice will be served on the Council under Section 80 of the Building Act 1984 (as amended) prior to any demolition works commencing on site

This prior notification application for demolition demonstrates that the planned demolition accords with the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The planned demolition will be completed in a safe and controlled manner and will not give rise to any adverse impacts. The DMS sets out the safety measures and procedures that will be followed to manage and avoid potential detrimental impacts.

We look forward to receiving notice that the application has been registered. Please do not hesitate to contact me should you have any queries, including arranging access to the site if required to determine this application.

Yours faithfully

Will Ryan

Land and Planning Manager, Wales & Short Sea Ports

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