

Notice of Decision



G Bishop
Newport Norse
1st Floor
Caradog House
Cleppa Park
Newport
NP10 8UG

**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING ACT (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]**

Application No: **25/0279**
Application Type: **Demolition**
Proposal: **PRIOR NOTIFICATION FOR DEMOLITION OF SINGLE STOREY TEMPORARY TIMBER FRAMED BUILDING**
Site/Location: **Brynglas House, Brynglas Road, Newport, South Wales, NP20 5QU**
Decision Date: **1st May 2025**

In pursuance of its powers under the above legislation and Part 31 of the above Order, the Council of the City of Newport notifies you of its decision in respect of your application, registered by them on 11th April 2025. for a determination of whether or not the prior approval of the Local Planning Authority is required for the above works.

Prior Approval is Required

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:

1. 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:
 - 1)The submitted method statement does not provide information on the management, location or number of demolition traffic, plant and equipment required to undertake the works. Further detail is needed to ensure that the public are protected and any road closures or other procedures are put in place.
 - 2)The Bat Scoping Survey dated March 2025 advises in sections 8.7 to 8.9 that two bat emergence surveys need to be carried out from May onwards and over a period of three weeks. This survey information is required in the interests of European Protected Species mitigation and has not been provided to date.
 - 3)Additional arboricultural information is required in the form of a Tree Protection Plan and Arboricultural Method Statement including an Arboricultural Watching brief in accordance with BS 5837:2012 to safeguard the tree/trees on the site.
 - 4)Further information is required in relation to dust mitigation & management during the demolition phase. This must include dust monitoring, mitigation measures, site action level, and water suppression details.

NOTE TO APPLICANT

The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

1. This decision relates to plan Nos: Site Location Plan (received 10/04/2025), Bat Scoping Survey (received 10/04/2025), Email from Richard Baron Tree Officer (received 10/04/2025), Heritage Impact Statement (received 10/04/2025), Demolition Method Statement (received 10/04/2025), Annex Photographs (received 10/04/2025), Annex Elevations (received 10/04/2025) and Site Notice (received 11/04/2025).
2. The development plan for Newport is the Newport Local Development Plan 2011 - 2026 (Adopted January 2015). Policies SP2 and GP2 were relevant to the determination of this application.
3. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did are not EIA development.

This decision does not prejudice the right of the Council to serve notice regarding the demolition under Section 81 of the Building Act 1984.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

Application Number: 25/0279

Decision Date: 1st May 2025

IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).