

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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www.newport.gov.uk



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

Daniel

Surname

Cooke

Company Name

Newport City Council

Address

Address line 1

Brynglas House, Education Inclusion Brynglas Road

Address line 2

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP20 5QU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Miss

First name

gail

Surname

Bishop

Company Name

Newport Norse

Address

Address line 1

1st Floor,

Address line 2

Caradog House,

Address line 3

Cleppa Park, Duffryn.

Town/City

Newport

Country

United Kingdom

Postcode

NP10 8UG

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Single storey temporary timber framed building constructed approximately 1966. Elevations comprise timber/alumimium replacement glazed screens and vertical tile cladding with flat felted roof.

Please state the reasons why demolition needs to take place

A structural survey in 2024 was undertaken to provide a comprehensive assessment of the annex building following the discovery of a dropped/decayed beam and post connection in one of the classrooms. Subsequent investigations of the rest of the building structure revealed an inherent design defect with the structure of the building. This had been compounded by later ill conceived window replacements and prolonged ponding of water on the roof which have collectively undermined its structural strength.

Please describe the proposed method of demolition

Careful removal of asbestos materials identified in the refurbishment and demolition survey, in accordance with the asbestos regulations 2012. Internal soft strip followed by external demolition all as described in submitted Pre Contract Information document - Appendix Contractors Method Statement.

How and where would spoil/rubble be disposed of?

Transported to Contractors yard.

Please provide details of the proposed restoration of the site

Following removal of the substructure the area will receive a level tarmacadam surface with kerb edging for use as a ply yard for the adjoining relocated Millbrook Primary School.

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

21/07/2025

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

29/08/2025

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

If Yes, please show details on a plan and provide the reference number of the plan(s):

Consultation with NCC Arboriculturist with recommendations contained within 'Pre Contract Information' document Appendix B - Arboriculturist recommendations. Treecheck will be appointed to provide a watching brief during works.

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

gail Bishop

Date

23/06/2025