

Highway Response

Ref: 25/0613

Date: 28/10/25

PROPOSAL: CHANGE OF USE OF GROUND FLOOR TO MIXED USE OF FLAT AND SHOP (A1) (RETROSPECTIVE)

SITE: 266A Chepstow Road Newport NP19 8NL

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on parking, servicing and cycle parking grounds.

Highway Comments:

The additional flat should have separate bin and cycle storage and an additional off street parking space to meet the requirements of current policies.

The indicated existing parking is not appropriately sized or orientated and has no safe and lawful access. There is no scope to provide additional parking and no proposals for bike storage. In addition, the retail element now has no apparent access for servicing or bin storage.