

Highway Response

Ref: 25/0614

Date: 18/08/25

PROPOSAL: CHANGE OF USE FROM OFFICE TO NAIL BAR & 2NO FLATS (RETROSPECTIVE)

SITE: 260 Chepstow Road Newport NP19 8NL

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The application does not include detail of refuse management or cycle storage, but does have rear access and some external space.

We would therefore request a condition to secure cycle storage.

In terms of parking there is insufficient information to assess the changes precisely. Offices would be required to have 1 space per 35sqm in this location as would the proposed services.

The residential element would be expected to have three spaces. We would therefore anticipate no significant increase in overall demand, but the residential demand peaks overnight whilst the commercial demand peak during the day.

Highways would not anticipate any significant change in parking demand and therefore offer no objection, subject to the following conditions.

Suggested Conditions:

A scheme for the provision of cycle parking in accordance with the Council's current standards shall be submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved within 3 months of approval and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.