

Highway Response

Ref: 25/0734

Date: 03/10/25

PROPOSAL: CHANGE OF USE OF GROUND FLOOR FROM RETAIL USE (A1) TO A ONCE BEDROOM GROUND FLOOR FLAT

SITE: 64 George Street Newport South Wales NP20 2AA

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection in principle subject to conditions.

Highway Comments:

The proposed flat would be less onerous than the existing use in terms of parking and servicing, so is broadly supported.

The detail provided for bin and cycle storage however is not appropriate. Cycle storage should be suitable for long stay use. That means it needs to be fully secure and enclosed/weatherproof. Ideally it should serve both flats.

On that basis there are no highway related objections subject to a condition to secure suitable cycle storage.

Suggested Condition:

Notwithstanding the detail submitted and except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use 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.