

## Highway Response

Ref: 26/0058

Date: 23/02/26

**PROPOSAL:** RETROSPECTIVE APPLICATION FOR THE ERECTION OF 4 NO. SELF CONTAINED MIXED USE B1 AND D2 PODS

**SITE:** Neuadd Wen Penylan Road Bassaleg Newport NP10 8RW

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

Following receipt of an appropriately constructed visibility splay we can now confirm that the access has adequate visibility.

On that basis the previous objections can be withdrawn.

The proposals do not detail any cycle parking, and this should be secured by way of condition.

There are therefore no highway related objections subject to the following condition.

**Suggested Conditions:**

Any gate or other form of barrier across the access shall be positioned at least 6 metres back from the nearside edge of the highway boundary of Penylan Rd, and shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

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 within two months of the approval of the development hereby permitted. The scheme shall be implemented as approved within four 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.