

## Highway Response

Ref: 24/0992

Date: 17/01/25

**PROPOSAL:** PROPOSED CHANGE OF USE FROM RETAIL PREMISES (USE CLASS A1) TO DWELLING HOUSE (USE CLASS C3) AND ASSOCIATED DEVELOPMENT THERETO

**SITE:** 27 East Street Newport South Wales NP20 4BR

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

There are no details of cycle or bin storage, but there appears to be a passage accessible from the front where these could be provided. Suitable provision for cycle storage (domestic shed) should be secured by way of condition.

In terms of parking and servicing, the proposed use is considered to be less onerous than the existing. There are therefore no objections.

**Suggested Conditions:**

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 1995 (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.