

Highway Response

Ref: 25/0021

Date: 03/02/25

PROPOSAL: DEMOLITION OF EXISTING SINGLE STOREY ANNEXE CONTAINING STOCK ROOM, KITCHEN AND STAFF WC AND CONSTRUCTION OF A NEW SINGLE STOREY REAR EXTENSION FOR ADDITIONAL RETAIL AREA

SITE: Land And Buildings Encompassing 87B And 87C Commercial Street Newport South Wales

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The additional space would have no significant impact in terms of traffic generation. For retail operations up to 200sqm a 20% extension can be allowed without the need for additional parking.

The proposals do not indicate any cycle parking, which should be secured for staff by way of condition.

The rear gate should open inwards not out onto public areas.

Based on the above there are no highway related objections, subject to the following conditions.

Suggested Conditions:

Any gate or other form of barrier across the rear access shall be constructed to open into the site only.

Reason: In the interests of highway safety.

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.