

## Highway Response

Ref: 25/1022

Date: 19/02/26

**PROPOSAL:** CHANGE OF USE TO A CHILDREN'S NURSERY

**SITE:** Land And Buildings Encompassing 90 To 91 Commercial Street Newport South Wales

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

The proposed use is no more onerous in terms of servicing than the extant consent and is not required to have non-operational parking within zone 1.

It appears that the application is retrospective and there is vehicular access at the rear. This is used for parking which is not supported as the access is gated and has no pedestrian visibility. However, given no demonstrable intensification or increased parking demand, Highways do not raise any formal objection.

There are no details of cycle parking so this should be secured (for employee use) by way of condition

In summary there are no objections subject to providing staff cycle parking.

**Suggested conditions:**

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 within three months of the date of this planning 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.