

Highway Response

Ref: 25/0622

Date: 28/08/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 3 (WASTE MANAGEMENT PLAN) AND 4 (CYCLE STORAGE) OF PLANNING CONSENT 25/0403

SITE: 26 St Edward Street Newport NP20 4GG

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

3 (WASTE MANAGEMENT PLAN): recommend no discharge.

4 (CYCLE STORAGE): recommend no discharge.

Highway Comments:

The wording for condition 3 is

"3. Prior to beneficial occupation, refuse storage facilities shall have been provided and a waste management plan put in place in accordance with details which shall have first been submitted to and approved by the Local Planning Authority. The storage

facilities and management plan shall be retained and operated for the lifetime of development. Reason: To ensure that adequate waste storage is retained in the interest of highway safety and residential amenity to be compliant under Policy GP2 and GP4 of Newport Local Development Plan (2011-2026)".

It appears that no management plan has been submitted. There does not appear to be any detail of who is responsible or consideration of the space needed or how bins are moved between storage and collection points.

We would therefore recommend "No discharge".

Condition 4 states:

"4. Prior to beneficial occupation, cycle storage facilities shall have been provided in accordance with details which shall have first been submitted to and approved by the Local Planning Authority and these facilities shall be retained for the lifetime of development. 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."

The submission shows a shed with no information about security or cycle stands. This would be accessible to four households, so requires better provision than a single household. Sheffield stands should be incorporated, with adequate space to manoeuvre and details of security including lighting should be included.

We would therefore recommend "No discharge".