

Highway Response

Ref: 25/0726

Date: 22/09/25

PROPOSAL: CHANGE OF USE FROM D1 (NON RESIDENTIAL INSTITUTION/DAY NURSERY) TO A2 (FINANCIAL AND PROFESSIONAL SERVICES)

SITE: Pure Vida Hub Church Street Caerleon Newport NP18 1AW

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

There appears to be a footway crossing associated with the site, which is redundant. This should be made level/good as it is prejudicial to those with disabilities and encourages footway parking as well.

The front gate allows access to the rear for cycle storage, but there is no information submitted in this respect. We would therefore suggest that cycle storage is secured by way of condition.

The proposed use is less onerous in terms of parking than the existing and therefore any parking impact is likely to be positive.

In summary there are no objections subject to the following conditions.

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme to permanently close off the existing vehicular access on to Church St has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To limit the number of access points to, and to maintain the proper construction of, the highway in the interests of road 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 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.