

Highway Response

Ref: 26/0394

Date: 29/06/26

PROPOSAL: CHANGE OF USE FROM RETAIL TO A3 HOT FOOD TAKEAWAY WITH AND INSTALLATION OF EXTERNAL EXTRACTION FLUE TO REAR (RESUBMISSION OF 24/1048)

SITE: 12 Clarence Place Newport South Wales NP19 0AE

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Highway Comments:

The application makes no reference to cycle parking. It appears there is access to the rear, so this should be secured at the back, by way of condition. The current application "access statement" refers to this as emergency access. It is not clear if they are suggesting that there are constraints to prevent cycle storage. Therefore, our comments have not changed.

There is limited short stay parking available adjacent to the site, which could serve the proposed use. Servicing is no more onerous than the existing use.

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

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.