

Highway Response

Ref: RECON 25/0176

Date: 15/07/25

PROPOSAL: RESERVED MATTERS APPLICATION RELATING TO LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR 4 NO. COMMERCIAL UNITS (USE CLASS B1, B2, B8) PURSUANT TO OUTLINE PLANNING PERMISSION 06/0471 FOR A MIXED USE REGENERATION OF THE FORMER LLANWERN STEELWORKS AND PARTIAL DISCHARGE OF CONDITIONS 01 (RESERVED MATTERS), 08 (MATERIALS), 09 (DETAILS OF HARD LANDSCAPED ACCESS), 10 (BOUNDARY TREATMENTS), 11 (MANAGEMENT STRATEGY FOR MAINTENANCE OF OPEN SPACE), 12 (OFF STREET PARKING AND CYCLE PARKING), 15 (EMERGENCY ACCESS), 16 (DETAILS OF ROADS/CYCLE WAYS/FOOTWAYS), 18 (ESTATE ROADS), 22 (STREET LIGHTING AND CAR PARKING AREAS), 24 (SITE LEVELS), 33 (SURFACE WATER DISPOSAL), 34 (FOUL AND SURFACE WATER DRAINAGE), 39 (SUSTAINABILITY STATEMENT) AND 43 (FIRE FIGHTING ACCESS)

SITE: Llanwern Works Queensway Llanwern Newport South Wales

Case Officer: Geraint Roberts

Highway Officer: Kevin Jackson

Following receipt of additional information we would update our comments as follows.

Highway recommendation:

No objections.

Highway Comments:

The development is compatible with surrounding uses and the local network makes specific provision for cycles and is suitable for HGVs. Cycle parking, electric vehicle charging and disability parking are proposed in proportion to the levels of parking.

Parking standards for the various uses applied for range from 1:80sqm to 1:140sqm. Individual units provide between 1:92 and 1:102. They are therefore considered appropriate for speculative development.

Suitable provision is also made for servicing.

It is assumed that the road will be offered for adoption, and the applicant should therefore note that detailed approvals will be needed through the s278/38 process. These are independent of Planning. More detailed information will be needed for these applications, but the layout is considered acceptable for planning purposes.

We would have no objection to partial discharge of condition 12 (in so far as the proposals are approved but remain to be provided) but there is insufficient detail to discharge any other conditions.

We note that lighting detail has been provided, but this requires technical approval, a part of the s111/s38 process, prior to planning approval to avoid duplication/applications for variation.