

Highway Response

Ref: 26/0179

Date: 04/04/26

PROPOSAL: SINGLE STOREY FLAT ROOF EXTENSION TO EXISTING PHARMACY AND ASSOCIATED ALTERATIONS

SITE: 135 Goodrich Crescent Newport South Wales NP20 5PF

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

No objection in principle, but amendments needed.

Highway Comments:

It appears that the staff currently park in the area proposed for the extension. This is not considered appropriate due to the lane width and lack of visibility. We would therefore not object to its loss, however there is likely to be a slight impact on parking provision.

The applicant suggests that there is no increase in staff numbers and the changes are needed to accommodate the existing level of trade. On that basis there should be no further impact in terms of customer demand.

Cycle stands are proposed, but this is not appropriate. What is required is staff facilities for secure cycle storage "long stay". Detail of the store could be addressed by way of condition subject to agreement to a suitable location with sufficient space to accommodate easy access.

Bin stores are proposed at the front now, which would not raise concerns from a highways' perspective.

The greatest impacts are likely to be seen during construction.

In summary, the impacts are likely to be marginal, but Highways cannot support the development without appropriate cycle storage.

In conclusion, should the Officer be minded to approve the application, we would request 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 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.

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Construction traffic routes, including provision for access to the site
- Entrance/exit from the site for visitors/contractors/deliveries
- Location of directional signage within the site
- Siting of temporary containers
- Parking for contractors, site operatives and visitors
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
- Temporary roads/areas of hard standing
- Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
- Storage of materials and large/heavy vehicles/machinery on site
- Measures to control noise and dust

Details of street sweeping/street cleansing/wheelwash facilities
Details for the recycling/disposing of waste resulting from demolition and construction works
Hours of working
Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.