

Highway Response

Ref: 25/0883

Date: 03/11/25

PROPOSAL: CHANGE OF USE OF VACANT RETAIL UNIT INTO A3 FOOD HALL WITH ASSOCIATED ALTERATIONS
(RESUBMISSION FOLLOWING REFUSAL OF PLANNING APPLICATION 24/0856)

SITE: 152 - 153 Commercial Street Newport South Wales NP20 1JQ

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway Comments:

The proposed uses are accepted as appropriate town centre uses and do not need to have allocated parking.

Servicing may be difficult, due to the pedestrianised nature of the area, but this is already controlled and the same for all adjacent uses.

A construction Management Plan is requested to manage the potential for public harm during construction.

In summary, there are no objection to the food hall proposals subject to the following conditions.

Suggested Conditions.

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

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.

The grant of planning permission shall not be construed as authority to erect scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority. Contact the Council's Highway Maintenance Team for further details. It should be noted that there is a fee associated with this process.

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. All closures required shall be at nil cost to the Council. The applicant is advised to contact the Council's Traffic Management, Road Safety & Adoptions team.