

Highway Response

Ref: 25/0638

Date: 01/09/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 2 (CEMP) OF PLANNING PERMISSION 24/0969 CHANGE OF USE TO VEHICLE HIRE/RENTAL (SUI GENERIS), ERECTION OF A VEHICULAR MAINTENANCE AND WORKSHOP BUILDING, FORMATION OF CAR PARKING AREAS, EV CHARGING POINTS, LANDSCAPING AND ASSOCIATED DEVELOPMENT

SITE: Land Adjacent to and South of Matalan Newport Retail Park Spytty Road Newport South Wales

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

No discharge, pending editing and further information.

Highway Comments:

The Plan refers to a fast-food outlet in Blackburn. This reference must be removed and the document checked for inconsistencies (several) and omissions.

The inconsistencies include discussion of parking in/outside the site and where banksmen are located as well as what they are doing.

There is information about peak HGV movements but not sufficient information about how these (concrete and tarmac deliveries mainly) are going to be managed.

The plan shows an area for parking but there is no detail of how many personnel/vehicles would be on site or the adequacy of the provision. Further detail is needed before the Plan can be approved.

Highways would recommend No discharge at this stage.