

Highway Response

Ref: 25/1089

Date: 05/01/26

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 2 (MATERIALS), 3 (CEMP) AND 7 (BIODIVERSITY ENHANCEMENTS) OF 23/1010 CONVERSION OF THE FIRST FLOOR FROM RETAIL INTO 4NO. 2-BEDROOM FLATS AND ASSOCIATED ALTERATIONS

SITE: 262 Corporation Road Newport NP19 0DZ

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

2 (MATERIALS): No comment

3 (CEMP): recommend no discharge.

7 (BIODIVERSITY ENHANCEMENTS): No comment

Highway Comments:

The CEMP suggests that it is a "live" document and subject to change however an approved document cannot be changed without reverting to planning. An amended CEMP should acknowledge this.

The document does not address the issues around parking and deliveries /collections. Unlawful footway parking occurs and should be expressly prevented. Loading is allowed on double yellows (Waiting restrictions) but must be programmed to avoid multiple vehicles or it will impact highway safety.

Safe and considerate parking opportunities should be identified within the CEMP and supported by an assessment of the types, numbers and frequencies of vehicles anticipated based on a programme for demolition/construction, which is to be included.