

Highway Response

Ref: 25/0961

Date: 21/11/25

PROPOSAL: CHANGE OF USE OF EXISTING HAIRDRESSERS TO LIVING ACCOMMODATION

SITE: 185 First Floor Cardiff Road Newport NP20 3BP

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposed use is no more onerous than the existing in terms of servicing and parking.

There are no details of access to the rear or bins and cycle storage these should be secured by way of conditions to meet policy requirements.

There are therefore no objections, subject to the following conditions.

Suggested Conditions:

The dwelling shall not be occupied until a means of access for pedestrians or cyclists has been provided to the rear of the property

Reason: To enable access to bins and cycle storage.

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.

Prior to first occupation of the development hereby permitted a waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall include details of operational proposals for servicing and the storage, transfer and collection of goods and waste ensuring that appropriate arrangements are made. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for waste management including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.