

Highway Response

Ref: 26/0175

Date: 13/04/26

PROPOSAL: PARTIAL DEMOLITION/PART CONVERSION OF VACANT BAKERY TO RESIDENTIAL DWELLING
TOGETHER WITH ALTERATION WORKS

SITE: Land To Rear Of 31 - 33 Church Road Newport South Wales

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposals appear to change an existing bakery to a two-bedroom residential unit.

Cycle parking is proposed but is in a space shared with bins which is not appropriate. Segregation could be addressed by way of condition.

No parking is proposed or existing. The demand for both uses would be similar in terms of SPD requirements. This does not therefore raise any objections.

The footway across the frontage has a crossing (dropped kerbs) which is not appropriate and should be made good. This should be addressed by way of condition.

In summary, there are no highway related objections, subject to the following conditions.

Suggested Conditions:

Notwithstanding the approved drawings and 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.

Except for site clearance and remediation no development shall commence until a scheme for the design and construction of highway improvement works, including timetable for implementation, has been submitted to and approved in writing by the Council as Local Planning Authority. For avoidance of doubt, the works shall include:

- i. Making level the existing footway along the site frontage and reinstating full height kerbs.
- ii. Resurfacing of footway of Dean Street contiguous with the development site frontage to provide a continuous palette of material

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

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.

Street name and/or property numbering may be required as part of this development. Developers are required to contact Newport Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the Council's Traffic Management, Road Safety & Adoptions Team for further details. Please note there is a fee for this process which shall be advised upon application.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.