

Highway Response

Ref: 26/0208

Date: 10/04/26

PROPOSAL: REPLACEMENT SHOP FRONT AND REDECORATION OF EXTERNAL ELEVATIONS, REPLACEMENT WINDOWS TO NORTH, EAST AND WEST ELEVATIONS. CHANGE OF USE OF FIRST FLOOR AREAS FROM A3 TO USE FOR 2 NO. OFFICES B1(A)

SITE: 9 High Street Caerleon Newport NP18 1AG

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

It is not possible to calculate the change in parking provision as required by the SPG without more detailed information.

However, the requirements for A3 are 1/3 staff plus 1/7sqm of dining area. The offices would require 1/35sqm of space. We do not know the extent of dining area / kitchen etc lost overall. It is considered likely there would be no significant change in the requirement.

Similarly, there is no likely significant change in terms of servicing.

Cycle parking for visitors is proposed but not detailed. There is no mention of cycle parking for staff. This is more critical and more onerous and should be secured by way of condition.

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

Suggested Conditions:

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.