

Highway Response

Ref: 26/0275

Date: 05/05/26

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 4 (SITE INVESTIGATION), 12 (BOUNDARY TREATMENTS), 13 (NATURAL ROOF TILES), 14 (BIN STORE DETAILS), 15 (CYCLE STORE DETAILS), 16 (PARKING COMPLIANCE), 17 (EVC POINTS) AND 18 (WINDOW DETAILS) OF 21/1106 DEMOLITION OF THE REAR PORTION OF THE EXISTING BUILDING AND LATER EXTENSIONS, RETENTION OF THE LISTED FAÇADE ONTO STOW HILL TO ENABLE THE CONSTRUCTION OF TWO BUILDINGS (A & B) COMPRISING 37 NO. RESIDENTIAL APARTMENTS, WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

SITE: 40 Stow Hill Newport South Wales

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

4 (SITE INVESTIGATION): No comment.
12 (BOUNDARY TREATMENTS): No comment.
13 (NATURAL ROOF TILES): No comment.
14 (BIN STORE DETAILS): No comment.
15 (CYCLE STORE DETAILS): recommend no discharge.
16 (PARKING COMPLIANCE): recommend no discharge.
17 (EVC POINTS): recommend no discharge.
18 (WINDOW DETAILS): No comment.

Highway Comments:

15 (CYCLE STORE DETAILS):

The detail provided sets out all of the available options. It is not clear what is proposed. We would therefore recommend No Discharge pending further information/detail.

16 (PARKING COMPLIANCE):

The condition requires provision prior to occupation and then retention. Nothing has been found to demonstrate that they have been provided.

17 (EVC POINTS):

The Decision Notice requires provision in line with what appears to be a superseded drawing (109 rev H) prior to use. However the plan only shows the location of a single charging point. There is no specification provided. The discharge application provides similar information. There is nothing to indicate what if anything has been provided. We would therefore recommend no discharge.