

Highway Response

Ref: 25/0924

Date: 17/11/25

PROPOSAL: CONSTRUCTION OF AN OFFICE CENTRE (B1) AND ASSOCIATED WORKS.

SITE: Land To North of Phoenix House Buchanan Way Newport South Wales

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions

Highway Comments:

We understand the site has consent for B1 use, albeit currently used as a car park. On that basis the application does not involve a change of use, and it is likely to produce less trips as an office than a car park could potentially generate.

The site has acceptable levels of accessibility for all modes and is associated with similar adjacent uses anyway.

Cycle parking is proposed but not detailed, so appropriate quality provision should be secured by way of condition.

Service arrangements are practical for most HGVs likely to visit an office and would not impact highway.

Parking provision is 30 spaces which is considered acceptable and broadly in line with policy. Swept path assessments show that the spaces are suitable for average cars. Provision is made for disabled drivers and electric vehicle charging in line with current policies.

Access is barrier controlled but this is set back from the road and unlikely to cause any issues for a car park of this scale.

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

Suggested Conditions:

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number 1350 P.02 rev-. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance.

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.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.