

Highway Response

Ref: 26/0652

Date: 04/09/26

PROPOSAL: CHANGE OF USE OF 5NO. RETAIL UNITS (USE CLASS A1:RETAIL) TO MIXED USE (USED CLASS A1:RETAIL AND A3:FOOD AND DRINK)

SITE: Ffwrwm High Street Caerleon Newport NP18 1AG

Case Officer: Geraint Roberts

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

No discernible impacts are anticipated given the existing lawful uses and scale of development. We would however suggest a condition to limit amalgamation of the units may be beneficial.

The development should however incorporate cycle parking which could be secured by way of condition.

There are therefore 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.