

Highway Response

Ref: 25/0145

Date: 16/04/25

PROPOSAL: THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE A CAFE, OFFICES, STORE AND PLANT ROOMS, TOGETHER WITH ASSOCIATED LANDSCAPE ALTERATIONS AND OUTDOOR SEATING AREA

SITE: Tredegar Park Lodge Cardiff Road Newport South Wales NP10 8TF

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to condition.

Highway Comments:

The submission now includes an assessment of parking which demonstrates that adequate provision is already in place.

As suggested at pre-app stage, we would request plans and a capacity assessment to demonstrate if parking is adequate or needed. This is to ensure that there is no unacceptable impact or unnecessary additional parking ensure to simply encourage car use.

Cycle parking is referenced within the submission, but no provision for staff is made. Visitor parking is not of sufficient standard for long stay (staff) use. This should be secure and sheltered from weather. This can be addressed via a condition.

In summary, there are no objections subject to the following condition.

Suggested condition:

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.