

## Highway Response

Ref: 25/0625

Date: 28/08/25

**PROPOSAL:** PROPOSED SUBDIVISION OF GROUND FLOOR FLAT INTO TWO ONE-BEDROOM UNITS

**SITE:** 164 Tregwilym Road Rogerstone Newport NP10 9EL

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

We would not anticipate any impacts in terms of parking or traffic movements.

The proposed changes include cycle and bin storage. The stores are acceptable in themselves but located such that they are impractical to open and use. Access is obstructed by soft landscaping when the doors are opened. This could be addressed via a condition as there is space for acceptable provision. Changes to the stores or the landscaping would be sufficient to enable suitable provision.

On the basis of the above we would offer no objection, 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.