

Highway Response

Ref: 26/0239

Date: 22/04/26

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 3 (WASTE STORAGE & RECYCLING) AND CONDITION 4 (LONG STAY CYCLE PARKING) OF 19/1233 PROPOSED CONVERSION OF 108-110 COMMERCIAL STREET TO 8 NO.2 BEDROOM FLATS AND RETENTION OF A3 PUBLIC HOUSE AT GROUND FLOOR

SITE: The Tom Toya Lewis 108 - 110 Commercial Street Newport South Wales NP20 1LW

Case Officer: Kelsey Parsons

Highway Officer: Kevin Jackson

Highway recommendation:

CONDITION 3 (WASTE STORAGE & RECYCLING): Recommend partial discharge.

CONDITION 4 (LONG STAY CYCLE PARKING): Recommend "No discharge".

Highway Comments:

The cycle parking proposed is not inclusive or easy to use. It would not encourage most people to use cycles.

At least some of the provision must be Sheffield style racks with easy access. These are suitable for all user abilities and bike types. Furthermore, the access to the proposed racks is too narrow. We note it is slightly more than the minimum suggested by the manufacturer, so it may be possible to use, however it would still be very difficult. There are no obvious constraints that would justify the design. Ideally fully opening doors across the front should be provided. Failing that a wider corridor is needed.