

Highway Response

Ref: 25/1102

Date:16/02/26

PROPOSAL: CHANGE OF USE FROM OFFICE (B1) TO VETERINARY HOSPITAL (D1)

SITE: Caerleon House Cleppa Park Coedkernew Newport South Wales

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The submission does not include any detail of cycle parking or electric vehicle charging. These should be secured by way of condition.

The change of use is not anticipated to increase traffic parking or servicing requirements, based mainly on staff numbers and there is no standard in the SPG specifically for veterinary hospitals.

In summary there are no 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.

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.