

Highway Response

Ref: 25/0949

Date: 24/12/25

PROPOSAL: CHANGE OF USE OF FIRST FLOOR FROM B1 OFFICE SPACE TO D2 RECREATION & GAMING SPACE FOR LIVE ACTION IMMERSIVE GAMES (ESCAPE ROOMS)

SITE: Mezzanine Floors Exchange House at The Corn Exchange High Street Newport South Wales

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway Recommendation:

No objection subject to conditions/further information.

Highway Comments:

The site is within city centre "parking zone 1". As such it is accepted as being a sustainable location and not required to provide parking.

Servicing bays are available to the front of the site to comply with the requirements set out in the SPG (parking).

We note that the applicant is relying on sharing cycle parking. However, the application does not include details of the existing cycle parking. This should be available primarily for staff, in line with Newport's SPG. We would therefore request further information to demonstrate sufficient quantity, and quality has been provided for both or a condition to provide secure, weatherproof, and inclusive cycle parking.

In summary there are no objections on highway related grounds subject to the following condition or evidence of adequate existing provision.

Suggested Potential Conditions:

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.