

Highway Response

Ref: 25/0677

Date: 10/09/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 6 (LOADING BAYS & PARKING PROVISION) OF 19/1207 RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR CONSTRUCTION OF 12NO. RETAIL UNITS AND 38NO. RESIDENTIAL UNITS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PLANNING PERMISSION 18/1181 FOR DEMOLITION OF RINGLAND CENTRE, 6NO. BUNGALOWS AND LIBRARY AND CONSTRUCTION OF APPROXIMATELY 170NO. HOMES, 1700 SQUARE METRES OF A1/A2/A3 FLOOR SPACE, LANDSCAPING, INTERNAL ROAD NETWORK, CAR PARKING AND ASSOCIATED INFRASTRUCTURE

SITE: Ringland Centre Ringland Circle Newport South Wales

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

Recommend No discharge pending further information/clarification.

Highway Comments:

Condition 6 reads:

06 The controlled loading bays, access roads and parking arrangements, including bicycle parking shown in Drawing 19075 (05) 100 H and any other approved plan shall be provided as approved before the first beneficial occupation of any units hereby approved or in accordance with any phased delivery programme as may be submitted to and agreed in writing by the Council. Following their provision the parking and servicing arrangements shall be retained as agreed.

Reason: to ensure there is sufficient parking and that the commercial units can be appropriately serviced. Policies GP2, GP4 & W3.

It appears to be intended to ensure parking and servicing are available prior to occupation. If a phased approach is taken it must relate to completion/occupation of the relevant part of the development. The plan does not make it clear what is built or when it will be occupied. We would therefore request further information prior to discharge.

The plan shows a yellow area to be handed over 09/11/26 which appears to serve much of the development and should be available prior to occupation, along with connecting roads.