

Highway Response

Ref: 25/0266

Updated

Date: 16/05/25

PROPOSAL: EXTENSION TO PROVIDE ADDITIONAL STORAGE SPACE

SITE: Unit 10 To 11 Port Road Maesglas Retail Park Newport South Wales

Case Officer: Adam Foote

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

Following receipt of additional information we would update our comments as follows.

In principle, the extension is expected to generate additional demand, whilst the proposals reduce the available supply. This is supported by the anticipated increase in staff and delivery numbers.

A rationale has been provided however that suggests there would be no additional customer traffic. The main focus appears to be wholesale activity.

Based on the rationale and projected staff numbers, we would accept that the parking is acceptable.

To encourage cycle use by staff, secure storage should be secured by condition.

In summary there are no highway related 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 1995 (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.