

Highway Response

Ref: 26/0168

Date: 27/03/26

PROPOSAL: PROPOSED CHANGE OF USE OF A VACANT RETAIL UNIT (CLASS A1 SHOPS) TO A BETTING SHOP (SUI GENERIS) AND MINOR WORKS

SITE: 40-41 Commercial Street Newport NP20 1HP

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection.

Highway Comments:

With respect to trip, generation, parking and servicing the proposed use is arguably less onerous than the extant use.

The proposal does not detail any cycle parking for staff, this should be secured by way of condition. It should be fully enclosed and secure with Sheffield style racks.

In summary, there are therefore 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.