

Highway Response

Ref: 26/0125

Date: 03/03/26

PROPOSAL: VARIATION OF CONDITION 8 OF PLANNING PERMISSION 93/0261/0 TO ALLOW OPEN A1 RETAIL SALES FROM UNIT 1 INCLUDING UP TO 30% OF THE SALES FLOORSPACE (I.E. 704SQM) FOR FOOD AND DRINK SALES

SITE: 1 Harlech Retail Park Cardiff Road Newport NP20 3BA

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested.

Highway Comments:

As suggested at the pre-app stage, a parking assessment should be provided for completeness.

However the parking provision appears to be extensive, and it is likely that the “new” trips/parking demand would be insignificant because of the food element as the proposed store would share trips for food/non-food and share footfall with the adjacent food retailer, so no issues are anticipated.