

Highway Response

Ref: 26/0091

Date: 02/03/26

PROPOSAL: CHANGE OF USE OF UPPER FLOORS FROM MANAGERS ACCOMMODATION TO A3 USE AS A RESTAURANT, ALONG WITH REPLACEMENT SHOP FRONT

SITE: 112 Cambrian Inn, Managers Accommodation Commercial Road, Newport NP20 2GW

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The submission does not include any detail of cycle provision, which should be secured by way of condition. There appears to be limited outside area available, but staff provision should still be incorporated.

There does not appear to be any satisfactory arrangement for servicing, however the restaurant would be no more onerous than the existing pub.

Most of the ground and first floor appears to be public areas associated with the pub. The differences in terms of parking and servicing requirements for a pub and restaurant are minimal.

The main change therefore appears to be the residential to restaurant uses on the second floor (although the plan is not annotated with a proposed use). Adding this restaurant space would presumably make little or no difference in terms of the staff numbers. It would require one space per 7sqm versus the existing use which requires three spaces.

As the requirement for the restaurant is slightly less per sqm than the pub, we would not anticipate any significant change in demand.

Noting that the area is a "high street" in terms of function which is highly accessible and that there is unallocated parking at the rear we would not anticipate any significant impacts and therefore would not raise any objection, subject to the following condition.

Suggested Condition:

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.