

From: Dreamspace Design & Construction Ltd
Sent: Wednesday, November 26, 2025 12:25
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Subject: Re: 25/0897

Hi Lydia,

Thank you for your email. I note the comments from highways in relation to cycle parking, additional covers, and refuse management.

For clarity, the proposed forecourt will be fully secured and inaccessible from the public highway during closing hours by virtue of the front facade structure, which in itself is following the shape and proportions of neighbouring properties to achieve a coherent and activated street frontage.

Cycle Parking

We will include a fully enclosed and secure cycle parking storage at the back of the premises where we have currently indicated Sheffield cycle stands and cover.

Additional Covers

These are proposed to take additional customers or those who like to eat/drink in a semi outdoor space. As mentioned earlier, the front facade will act as a secured barrier between the public highway and the forecourt. We imagine on sunny days the roof can be retracted and top fanlights above the transoms could be made openable; while on rainy days the roof can be closed. In terms of the furniture, we are a little confused as to the reason it needs to be fixed to the ground. However, if that is required then we are happy to propose it.

Refuse Management

This is a little tricky; our proposal indicates a standard refuse management system common to similar uses and locations whereby the bins are put outside during collection days and returned back inside thereafter. If we were to carve out a refuse area behind the telecom cabinet (virgin media box) then it would break the street frontage and spoil the facade. This area would also need to be accessible from the pavement so

may attract fly tipping activities. We would like to find a workable solution in response to the concerns from highways without undermining the continuity of the street frontage if possible. Can this request be reconsidered?

Regards,

Ali Alzahid

Director