

Highway Response

Ref: 26/0422

Date: 29/06/26

PROPOSAL: CHANGES TO SHOP FRONT, NEW SIGNAGE, BIN STORE, FENCING ROLLER SHUTTER AND ASSOCIATED WORKS

SITE: 414-416 Chepstow Road Newport NP19 8JH

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

Objection on highway safety grounds.

Highway Comments:

It appears that the site is to be split and the existing yard is not available to the bakery. The proposal includes a bin store which would be accessed from Warwick Rd. Vehicles can stop legally on double yellow lines for servicing, however the concern is that they would be too close to the junction and potentially obstructing the pedestrian route and intervisibility between vehicles emerging from Warwick and pedestrians crossing it.

The "no waiting" restrictions are only here to protect the junction and pedestrian safety. There is nowhere for service vehicles to stop safely to service this unit. The existing situation is a larger unit with a gated access farther away from the junction.

The issues are exacerbated by the proximity of the bus stop and the pedestrian crossing.

Parking is already an issue here but it may be possible to show that the unit could safely be serviced out of hours, when the parking demand is reduced.