

Highway Response

Ref: 25/0698

Date: 19/09/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 2 (FENESTRATION), 3 (CILL DETAILS), 11 (CYCLE STORAGE) AND 12 (WASTE STORAGE) OF 22/0762 CHANGE OF USE FROM PUBLIC HOUSE TO A MIXED USE COMPRISING RETAIL (A1), FINANCIAL AND PROFESSIONAL SERVICES (A2) IN COMMERCIAL UNIT, PROVISION OF CAFÉ /BAR (A3) (ALL ON THE GROUND FLOOR), AND PROVISION OF 5 NO. FLATS AND ASSOCIATED EXTERNAL WORKS

SITE: 109-111 The Church House Stow Hill Newport NP20 4ED

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

2 (FENESTRATION): No comment.

3 (CILL DETAILS): No comment.

11 (CYCLE STORAGE): **Recommend no discharge.**

12 (WASTE STORAGE): No comment.

Highway Comments:

The proposals for cycle storage do not appear to make any provision for staff or residential use. Appropriate provision would be fully enclosed and weatherproof. It would only be accessible for those intended to use it and the area should be lit.

What is shown is only suitable for short stay /visitor use.