

Highway Response

Ref: 25/0978

Date: 01/12/25

PROPOSAL: S73 APPLICATION FOR VARIATION OF CONDITION 2 (SITE ACCESS MITIGATION WORKS) OF 24/0067 FOR MODIFICATION OF CONDITION 7 (RESTRICTION OF USE) OF PLANNING PERMISSION 00/0760 TO ENABLE THE SALE OF CONVENIENCE AND NON-BULKY COMPARISON GOODS (CLASS A1) FROM UNITS 3 AND 4

SITE: Unit 2 28 East Retail Park Docks Way Newport South Wales

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection.

Highway Comments:

The impact of the development was assessed for the years 2025 and 2030. The internal queuing was identified as an issue in future years. This queue is not on highway but is likely to affect how drivers use the junction, so the improvements were agreed partly to benefit the development as well as highway users. The assessments showed that in the early stages the access junction could operate within theoretical capacity, so the works could have only a marginal impact at opening.

We understand that the developer has started the process to obtain technical approval for the junction, but this is a time-consuming process.

On that basis there is no objection to allowing a 6-month relaxation of the imposed time limits.