

Highway Response

Ref: RECON 26/0263

Date:18/05/26

PROPOSAL: PROPOSED CONSTRUCTION OF A NEW OFFICE BUILDING

SITE: Wern Depot Road A Wern Industrial Estate Newport NP10 9FQ

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

Following receipt of amended plans, we would update our comments as follows.

The proposed layout now incorporates a partial pedestrian route to the office block but there is no detail of what is actually proposed and it doesn't link to the parking well or the site access at all.

There is reference to cycle storage within the statement, but there is nothing found on the plans. This must be a dedicated, secure, enclosed space with Sheffield style racks, but there appears to be sufficient space to address this via conditions.

We are now advised that HGV parking will be displaced to another site, which is acceptable in principle, but there is insufficient information to demonstrate its availability.

In conclusion, we would remove the objection subject to the following conditions.

Suggested Conditions:

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 2015 (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.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

No material shall be stacked, stored or deposited outside of the buildings on the site.

Reason: To ensure proper traffic circulation within the site and prevent any impact on amenity.

Notwithstanding the details provided, details of the finish of the access road and pedestrian routes shall be submitted to and approved in writing by the Council as Local Planning Authority prior to the commencement of any site works. The approved works shall subsequently be constructed to those agreed details.

Reason: To ensure that satisfactory access is provided before the development becomes operative in the interests of safety and for the convenience of users.