

Highway Response

Ref: 26/0023

Date: 06/02/26

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 3 (WASTE MANAGEMENT PLAN), 4 (TRAVEL PLAN), 5 (FLOOD EVACUATION PLAN), 6 (PROVISION OF PARKING), 7 (PROVISION OF BIKE STORE), 8 (MECHANICAL VENTILATION), 9 (CHARGING POINTS), 10 (SECURE MOTORCYCLE STORAGE), 11 (PROVISION OF ROOF GARDEN) & 12 (USE OF GYMNASIUM AND GROUND FLOOR STORAGE AREA) OF PLANNING PERMISSION 18/0802 CONVERSION OF OFFICE BUILDING TO 56NO. FLATS, PROVISION OF ROOF-TOP GARDEN AND USE OF GROUND FLOOR FOR ANCILLARY GYMNASIUM AND STORAGE AREA

SITE: Crown Buildings 11 Chepstow Road Newport South Wales NP19 8BQ

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

- 3 (WASTE MANAGEMENT PLAN) No objection to discharge.
- 4 (TRAVEL PLAN): Recommend no discharge.
- 5 (FLOOD EVACUATION PLAN): No comment.
- 6 (PROVISION OF PARKING): No discharge
- 7 (PROVISION OF BIKE STORE): Recommend no discharge.
- 8 (MECHANICAL VENTILATION): No comment.
- 9 (CHARGING POINTS): recommend no discharge.
- 10 (SECURE MOTORCYCLE STORAGE): Recommend partial discharge.
- 11 (PROVISION OF ROOF GARDEN) & 12 (USE OF GYMNASIUM AND GROUND FLOOR STORAGE AREA): No comment.

Highway Comments:

3 (WASTE MANAGEMENT PLAN) No objection to discharge.
The proposed plan appears to meet the maximum drag and reversing distance requirements.

4 (TRAVEL PLAN): Recommend no discharge.
The Active Travel team should comment on the Plan however it lacks detail, commitment to any effective measures, budgets, effective monitoring or actions to ensure success. There are no responsible individuals identified.

5 (FLOOD EVACUATION PLAN): No comment.

6 (PROVISION OF PARKING): No discharge.
The condition requires the approved parking scheme to be provided. The submission only confirms the intention to provide it and does not therefore provide for discharge.

7 (PROVISION OF BIKE STORE): Recommend no discharge.
The condition requires the approved cycle parking scheme to be provided. The submission only confirms the intention to provide it and does not therefore provide for discharge.

8 (MECHANICAL VENTILATION): No comment.

9 (CHARGING POINTS): recommend no discharge.
The submission is a description of partial provision with no plans or sufficient detail. Further information is needed even for partial discharge.

10 (SECURE MOTORCYCLE STORAGE): Recommend partial discharge.
The proposed scheme is acceptable. We would recommend partial discharge in so far as the scheme is approved but remains to be provided and retained.

11 (PROVISION OF ROOF GARDEN) & 12 (USE OF GYMNASIUM AND GROUND FLOOR STORAGE AREA): No comment.