

Cooke, Jacob (Senior Planning Officer)

Subject: FW: West of England

From: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Sent: 16 June 2025 16:06
To: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Subject: RE: West of England

Hi Jacob

Based on the demand being less than the previous use, we would have to conclude that there is a positive impact in terms of parking, but I was unable to complete the calculation. Definitely not grounds for refusal.

Regards
Kevin

From: Cooke, Jacob (Senior Planning Officer) <Jacob.Cooke@newport.gov.uk>
Sent: 16 June 2025 15:18
To: Jackson, Kevin (Traffic Transport & Development Engineer) <Kevin.Jackson@newport.gov.uk>
Subject: FW: West of England

Hi Kevin,

On the above, I've asked the agent to alter the layout to get the refuse compound outside the building because I felt this didn't work internally.

This in turn has affected the amount of parking onsite.

I've ran the numbers for the existing use and come to a parking requirement of around 95 spaces, with the proposals parking requirement being 32.

The new layout has 18 spaces - so a deficit of 14 spaces.

Given the unrestricted road for on street parking, the space available, and the presence of the large NCC car park next to the site I feel that I would not be able to pursue a reason for refusal on parking grounds. I appreciate that your response essentially set out the need for further information from the applicant regarding numbers of spaces etc. I hope my assessment above helps with your assessment of the scheme.

Would you like to update your consultation response? Or, if your points previously raises still stand, let me know.

Kind regards,

Jacob Cooke
Senior Planning Officer / Uwch Swyddog Cynllunio
Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Newport City Council / *Cyngor Dinas Casnewydd*
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Please Note: I am currently working from home and may not always be reachable on this telephone number. Should you call and fail to get through, please contact me via email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams are mutually agreed.

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