

Highway Response

Ref: 25/0120

Date: 12/08/24

PROPOSAL: CONVERSION OF UPPER FLOORS OF COMMERCIAL PREMISES INTO FOUR SELFCONTAINED FLATS

SITE: 42C Commercial Street Newport NP20 1LP

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

Objections relating to parking, waste and cycling policies.

Highway Comments:

Access to the flats is from the rear. It is not clear how this is achieved with all the commercial properties around and behind it. Although there is a service road at the rear, we would have concerns about this as the main entrance for residential development. There does not appear to be a direct access that would feel safe.

The development requires 8 parking spaces to comply with current policies. A sustainability study could reduce this but a minimum of four (1 per unit) would be required.

Cycle parking is indicated within the basement. Again, the access raises concerns, but the steps and doors that have to be negotiated to access the basement would make this unacceptable and impractical for bike storage. It would also be insecure as there is a shared facility with no natural surveillance. We do not consider that there is any meaningful cycle storage provided.

Servicing, including refuse management also raises concerns. The bins are not at ground level and there is no detail of how/where they can be presented for collection. We would not anticipate the Council services entering this service road.

In summary, the proposals are not policy compliant and we would raise objections relating to parking, cycle parking, refuse management and likely highway safety and amenity issues arising.