

## Highway Response

Ref: 25/0551

Date: 16/06/25

**PROPOSAL:** CHANGE OF USE OF FIRST FLOOR FLAT FROM RESIDENTIAL (CLASS C3) TO CLINICAL/HEALTH CONSULTATION ROOMS (CLASS D1). THE DEVELOPMENT WILL INCLUDE INTERNAL RECONFIGURATION TO CREATE UP TO THREE CONSULTATION ROOMS AND A RECEPTION /WAITING AREA TO SUPPORT THE DELIVERY OF NHS AND PUBLIC HEALTH SERVICES

**SITE:** Flat 1 359 Malpas Road Newport South Wales NP20 6WB

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

### **Highway recommendation:**

Objection on grounds of parking /cycle parking policies and impact on highway safety and amenity.

### **Highway Comments:**

The site is part of a local parade and would be an acceptable location in terms of sustainability etc, subject to parking and cycle parking provision. It appears however that parking is already over-subscribed, and no cycle parking is proposed.

There are "no waiting" markings on adjacent roads and clear car park management issues impacting the adjacent pub. Both the existing lay by and car park appear to be at capacity. Because parking outside the site is likely to impact on a classified road or at best adjacent businesses, Highways would raise concerns about it.

The SPG raises a requirement for one parking space for the existing flat. The proposed development would have 3 consulting rooms and 4 staff. Based on current standards, there is a requirement for 4 spaces / practitioner and 1 per 3 ancillary staff. Assuming one ancillary and three practitioners we would anticipate a need for over 12 spaces.

We do not consider the parking to be available and therefore raise an objection on grounds of parking and cycle parking policies, resulting in highway safety concerns.