

Highway Response

Ref: 25/0197

Date: 07/04/25

PROPOSAL: CONVERSION OF UPPER FLOORS FROM RENTAL ROOMS ASSOCIATED WITH THE HOTEL TO CREATE 7NO. FLATS AND COMMUNITY FACILITY (D1) AT GROUND FLOOR (RESUBMISSION FOLLOWING REFUSAL OF 23/0703)

SITE: West Of England Hotel 42 Mill Parade Newport NP20 2JS

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Clarification requested, but objection likely.

Highway Comments:

The application includes a parking assessment, but this does not seem to relate to the proposals in any helpful way.

Existing pub areas should have a commercial space /delivery area and 1 space per 3 non-resident staff plus 1 space per 5sqm of public area. There is insufficient information to calculate what this amounts to.

There are a number of rooms so assessment of the hotel element would be based on 1 space/3 non-resident staff plus one per bedroom.

The assessment does not appear to consider any of this. It does however attempt to justify a reduction in parking based on accessibility. The calculations are not supported by any information so cannot be checked or given any weight.

Furthermore, any reduction applies to the existing as much as the proposed and there is no scope for reducing the provision for the flats as they are 1 per flat and that is the minimum anyway. The sustainability calculation does not therefore help the application.

Numbers of flats used for the parking assessment do not match the numbers used elsewhere within the application and so clarification is requested.

The application appears to suggest that the ground floor is to be used as community areas. The standard for that is 1 commercial vehicle/servicing and 1 per 10 sqm.

Notwithstanding the above the plans do not show any access to the car park and the overall dimensions suggest that it doesn't meet the standards anyway. The aisle must be 6m wide parking against a wall 5.5m and elsewhere 4.8.

It is stated that parking is allocated but again this does not sit well with the plan which shows 6 spaces with chargers. There should also be a disability space for the public parking and a servicing area with access for HGVs.

Cycle storage is indicated on the plan, however there is not a suitable access for cycles with narrow doors adjacent to each other and perpendicular. Furthermore, there is no detail of racks and there is not sufficient space to get cycles in/ lock them etc.. Storage for staff and residents should be separated to ensure suitable levels of security.

Refuse storage appears to be provided to the rear of the car park and inaccessible due to parking. There should be separate provision for residents and other uses, but more of an issue is that there is no collection area or access for collection vehicles.

We would suggest that the application is clarified, and the plans amended, before we comment fully, but at this stage there are fundamental issues with parking and cycle parking.