

Highway Response

Ref: 24/0044

Date: 05/04/24

PROPOSAL: CONVERSION OF EXISTING CHURCH TO 9NO.FLATS

SITE: St Paul's Church Commercial Street Newport NP20 1LU

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Further information and amendment requested.

Highway Comments:

The application makes reference to cycle parking and refuse, but no details are apparent. Whilst these matters could be addressed via conditions we would suggest that the refuse collection could be onerous and should be addressed prior to determination.

Secure, enclosed cycle parking could easily be provided using some of the existing car parking spaces. It can therefore be addressed via condition if necessary.

Refuse storage and collection is more onerous due to the volume and "drag distance" requirements. We would assume that refuse collection vehicles (RCVs) will not enter the site as it would remain private property (but if they are intended to, we will need to see swept path assessments for a 12m RCV turning within the site and others would require indemnities).

Refuse will need to be presented close to the highway, so at the front of the site, and the size of bins and gradients involved should be considered in detail. We therefore consider it prudent to agree the principles of refuse management at an early stage.

The site is at the edge of parking zone 1, which assumes high levels of accessibility associated with the city centre. The appropriate parking standard is therefore 0.5 to 1 space per unit. Given that the units are all 2 or 3 bed we would accept 1 per unit. The maximum allowable within the policy is therefore 9 spaces (no visitor spaces to be provided).

Furthermore, we would suggest that disability parking should be enabled by the use of some larger spaces (albeit not necessarily marked as disability spaces until or unless needed). It will be necessary to provide electric vehicle charging on site and the existing car park will need to be reconfigured. Whilst all of these issues could theoretically be conditioned, we would suggest that the cumulative impact justifies our request to amend the plans prior to determination.

In conclusion we would not be able to support the application in its current form, but do not consider any of the issues insurmountable. The amendments needed however would be significant and should be agreed prior to determination.