

**From:** NCC - Planning <Planning@newport.gov.uk>  
**Sent:** 03 October 2024 06:53  
**To:** Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>  
**Subject:** FW: Planning Application Correspondence Regarding case ref: 24/0359

**From:** BRO Architecture <[info@broarchitecture.co.uk](mailto:info@broarchitecture.co.uk)>  
**Sent:** Wednesday, October 2, 2024 7:26 PM  
**To:** NCC - Planning <[Planning@newport.gov.uk](mailto:Planning@newport.gov.uk)>; saif rehman <[saif21@gmail.com](mailto:saif21@gmail.com)>  
**Subject:** Planning Application Correspondence Regarding case ref: 24/0359

Evening Planning

In response to the objections on the above application please can you note the below;

**1. Parking Provision and Cycle Storage:** We acknowledge the concern regarding parking for the proposed flat. However, I would like to point out that enough space is available at the front of the property to create a dedicated parking area. This will provide residents with a convenient and safe parking solution, eliminating the need for on-street parking.

Additionally, the same front space can be utilized to establish secure cycle storage. This adjustment aligns with sustainability policies and promotes alternative transportation methods. The proposed cycle storage facility can be incorporated seamlessly into the property's layout, providing a viable alternative for future residents.

**2. Bin Storage:** Regarding the issue of bin storage, we propose using the main bin area on the property to store bins for the new flat. We can implement a smart lock system to ensure that the area remains secure and accessible only to residents. This approach will prevent bins from being left on the highway, thereby addressing the obstruction and amenity concerns raised in the objection.

**Conclusion:** We believe these amendments address the primary concerns related to parking, sustainability, and refuse management. By utilizing the space in front of the property, we can provide adequate parking, cycle storage, and a proper refuse

management system. These changes demonstrate our commitment to meeting policy requirements and promoting a sustainable, safe living environment for future residents.

We kindly request the council to reconsider the objections based on these proposed solutions. Should you require further information or wish to discuss the amendments, please do not hesitate to contact me.

Kind regards

Simon Helm  
Managing Director  
Mobile: 07508 856 621

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