

## Highway Response

Ref: 24/1038

Date: 03/02/25

**PROPOSAL:** RETROSPECTIVE APPLICATION FOR THE CONVERSION OF A HOTEL TO A HMO (SUIGENERIS) INCLUDING INTERNAL REMODELLING AND NEW DORMER

**SITE:** Crosshands Hotel 446 Chepstow Road Newport NP19 8JF

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

### Highway recommendation:

Further information requested.

### Highway Comments:

The plans are difficult to interpret reliably. Most rooms are just labelled as "room". To evaluate the parking requirements, we will need to understand the total public area of the pub'. In addition, we will need to know how many units are proposed and how many bedrooms if different.

At this stage it appears there would not be sufficient parking for the (assumed) number of proposed units. In any event the access is not considered to be safe. It is too close to the junction and vehicles turning right out would be likely to block the road/junction. The amount of queueing for the junction is relevant and there does not appear to be any reason that the access could not be relocated.

The applicant should consider the submission of a parking survey to support the proposals. This should adopt the Lambeth Methodology and be undertaken by independent consultants.

In addition, there is no pedestrian visibility provided and little vehicular visibility. This will have to be improved to garner Highways' support and will necessitate the removal of vegetation (trees) and changes to the boundary walls. As a minimum 2m by 2m pedestrian visibility is required at a height of 600mm.

The application makes reference to refuse management and cycle storage, but no detail has been provided. The detail is requested to avoid further objections, as it is clear that space will be at a premium and refuse, cycles and parking are all conflicting needs.

At this stage it appears likely that Highways would object on multiple grounds, but we would request further information to enable more consideration.