

Highway Response

Ref: 25/0153

Date: 17/04/25

PROPOSAL: CONVERSION, EXTENSION AND ALTERATION OF DERELICT SITE, WITH A TWO-STOREY BLOCK AT THE FRONT, THREE STOREY BLOCK IN THE MIDDLE AND A THREE STOREY BLOCK AT THE REAR, RETAINING COMMERCIAL USE TO THE FRONT SECTION AT GROUND FLOOR AND CREATION OF 9NO FLATS

SITE: 83 Commercial Street Newport South Wales NP20 1LR

Case Officer: Adam Foote

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested and objection pending amended cycle and refuse provision.

Highway Comments:

The development is within parking zone 1 and the SPG requires 0.5 to 1 space per residence within this area. No information has been provided regarding parking, but it appears it may be possible to provide some at the rear. Further information is therefore requested in this regard. Electric vehicle charging should also be considered.

Shared bin stores are proposed, which is not acceptable. Furthermore, there is no route or collection area identified for the waste. Again, further information and amendment are needed.

Cycle storage is shown within the bin store. This is not acceptable. For residential and employment uses, separate provision is required, and both must be separated from the rubbish. It is important to focus on quality to encourage cycling in line with current local and national policies.