

Highway Response

Ref: 25/0737

Date: 03/10/25

PROPOSAL: CHANGE OF USE, CONVERSION. REFURBISHMENT AND ALTERATIONS OF REGENCY CHAMBERS TO CREATE A SCHEME COMPRISING 8 APARTMENTS

SITE: 20 Bridge Street Newport NP20 4AN

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Further detail and clarification requested.

Highway Comments:

There are no in principle objections to the development, however there are no details of the proposals for cycle storage or parking. There appears to be no proposed site plan submitted.

The application suggests that the development would be car free which is supported. However, the existing use facilitates parking at the rear, and the planning submission states that there is level access for those arriving on foot and by car.

Whilst parking policy allows some parking, the rear the yard does not have safe access/egress. Emerging vehicles do not have any inter-visibility with pedestrians as they cross the footway. Furthermore, there is inadequate provision for turning and therefore vehicles may reverse out into highway. We would therefore not support any vehicular use except cycles.

The area currently used for parking should be used for cycle storage with access into the curtilage for motor vehicles actively discouraged to garner highway support.

We would request detailed proposals for the rear space, to ensure a suitable arrangement is agreed and avoid any ambiguity. It may however be possible to address the matter via conditions.