

Highway Response

Ref: 25/0425

Date: 16/06/25

PROPOSAL: DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO-STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER

SITE: 140 Caerleon Road Newport NP19 7GS

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested.

Highway Comments:

The location is accepted as a sustainable one and electric vehicle charging and cycle parking are proposed but not detailed. These should be secured by way of condition.

It is difficult to assess the parking requirements, but only one space is proposed. From the application form it appears there are two full time staff and accommodation for one overnight. This seems to suggest two staff on site most of the day and one overnight. Presumably there would be overlap but shift patterns are not known.

The supporting statements refer to a team providing support 24/7. This suggests additional staff providing additional services, but not based here. Further information/clarification is requested to establish the numbers and the practicality of them parking remotely (need for equipment, security, urgency etc.).

The parking SPG suggests one space per full time staff and one per three non-resident staff for similar uses. It also suggests parking based on bed numbers, which could include visitors and residents. We accept that there would be no requirement for the proposed residents and request that any permission prevents the customer base changing significantly.

At this time, we would estimate that more than one space is needed to meet the demands of various staff, but cannot determine if it would be

A parking survey has been submitted but does not effectively support the application. It shows that parking stresses are very high in the area and whilst there may be some spaces available the photos are not date stamped and or clear enough to determine how many spaces are available. In fact, many photos do not appear to show any spaces available.

The daytime survey would be the most relevant as there is only one member of staff at night and there is a space provided on site.

Whilst it is likely that the previous use created higher parking demand, we are unable to evaluate it, and it must be noted that it had more parking within curtilage, most of which is lost.

Changes to the parking will remove the need for the extensive footway crossing, which must be restored to level footway at the applicant's expense but is subject to licensing by Highways (separate to any planning permission).

We would request additional information regarding staffing/visitors including numbers, timings / shifts and general operational information etc.. This would enable a better assessment of any potential impact.