

K W DORRINGTON ARCHITECTURAL ASSOCIATES

Chartered Architectural Technologist (MCIAT) & Chartered Building Engineer (MCABE C.build. E)

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24th January 2025.

F.A.O. -Marnie Ostler,
Development Dept.,
Newport, City Council,
Civic Centre,
Newport.

PLANNING REFERENCE - 24/1047. CHANGE OF USE FROM SINGLE DWELLING TO 6NO. BED HMO at 39 Dolphin Street Newport NP20 2AT SUPPLEMENTARY PARKING STUDY

Dear Marnie,

Please find attached a supplementary parking study. This parking study shows some peak time photographs. It was noted that there were concerns regarding peak time parking.

The application site is located near to places of employment. There are two large Builders Merchants on Bolt Street – both of which open at 07.30 on 17th January 2025. There are large office blocks adjacent to Lower Dock Street and several retail/food outlets. Photographs were taken shortly after opening times to assess how staff parking was conducted.

It is noted that Lower Dock Street was not impacted – this would be due to the limited daytime parking. Bolt Street was impacted. Surprisingly Duke Street was not impacted.

To check Duke Street a further daytime was carried out – 09.27 on 19th January 2025; again, there were numerous available spaces in Duke Street.



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On 24th January 2025 two further peak time visits were carried out at 11.15 and 13.30. These visits have concluded that there is available spaces on street during peak times.

The locality being terraced properties without off road parking will often mean that residents, who have cars, may have to walk a short distance to find a parking places – however they are available and within 200m / 2 minutes walking distance. The roads are slow and dropping off heavy items at one's home is possible. I personally know this locality – for a short period of time I lived within this very parking study area. I know the Pill area well, and I like the area. The area is highly sustainable and close to numerous facilities and amenities.

The occupants will be private tenants; the property will be privately managed and not leased to another entity – a housing association for example.



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