

Highway Response

Ref: RECON 23/0703
Case Officer: Jacob Cooke

Date: 21/09/23

PROPOSAL: CONVERSION OF THE UPPER FLOORS OF EXISTING HOTEL TO CREATE 10NO. RESIDENTIAL APARTMENTS AND ASSOCIATED EXTERNAL AND INTERNAL WORKS

SITE: West of England Hotel 42 Mill Parade Newport NP20 2JS

Highway Officer: Kevin Jackson

Highway Recommendation:

Objection maintained pending further information and amendment to cycling provision.

Highway Comments:

Following receipt of amended plans we would update our comments as follows.

The layout of the car park is now acceptable in principle and there is sufficient off-street parking.

The proposed cycle parking is not appropriate. It must be suitable for all users and cycle types. As previously advised some Sheffield rack provision is therefore needed. Furthermore, the cycle store appears to be shared with bins? The bins would not be accessible with cars parked outside and would not provide the level of amenity needed to encourage cycling.

Clarification/detail of the cycle/refuse proposals is requested to resolve the issue (which may also impact the car park).