

Highway Response

Ref: 25/0648

Date: 18/09/25

PROPOSAL: CHANGE OF USE FROM 1 NO. THREE BEDROOM FLAT AND 1 NO. FOUR BEDROOM FLAT TO 1 NO. 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION

SITE: 19 St Mary Street Newport NP20 4DG

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The changes result in no significant change in car parking requirements and no practical impact.

Details of the cycle parking are not considered to provide sufficient quality and security. The external store should have access independent of the bin store and Sheffield style racks to constitute appropriate provision.

The internal store also needs racks to be practical/secure. These issues could be addressed via conditions.

Access to the rear is an issue along with refuse being potentially left on highway permanently. This applies to the existing and adjacent properties as well so does not raise any objection.

In conclusion there are no highway related objections subject to the following conditions.

Suggested Conditions:

Notwithstanding the submitted plans, and except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.