

Highway Response

Ref: RECON3 Reduced scheme 23/0703

Date: 12/08/24

PROPOSAL: CONVERSION OF FIRST AND SECOND FLOORS TO CREATE 7NO. RESIDENTIAL APARTMENTS, COMMUNITY FACILITY AT GROUND FLOOR AND ASSOICATED INTERNAL AND EXTERNAL WORKS

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

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Objection maintained on grounds of cycle and car parking.

Highway Comments:

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

The plans still show inadequate and unsuitable provision for cycles. These should have a minimum spacing of 1000mm for ease of use and to allow all bike types and abilities. In addition, the arrangement of the doors makes it extremely difficult to use. Quality is more important than quantity in encouraging cycle use.

The amended plans appear to show a reduction in parking without any other changes. Clearly this results in parking numbers below the required levels and raises further objection.