

Highway Response

Ref: 25/0610

Date: 22/08/25

PROPOSAL: CONVERSION OF UPPER FLOORS OF COMMERCIAL PREMISES INTO FOUR SELF-CONTAINED FLATS
(RESUBMISSION OF 25/0120)

SITE: 42C Commercial Street Newport NP20 1LP

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The development includes cycle parking within the basement. This raises concerns in terms of security and access. A ramp is proposed to assist access for bikes. Whilst it is not ideal it does make it possible for most able-bodied riders to use the storage. Not all cycle users are able bodied or strong.

The space requirements for the bikes are not considered appropriate, but there appears to be additional space adjacent to the bike store. Spacing should be 1m between stands (which are not shown). Quality is important to encourage cycling so ease of access, space and security are paramount. Notwithstanding the lack of detail, the basement could be acceptable with properly spaced Sheffield style racks, lighting and cctv, as well as the proposed ramps. Should the application be successful we would request a condition to secure appropriate cycle storage.

Car parking requirements are set in the SPG as 0.5 to1 per unit. This equates to between two and four spaces for this proposal. Given the City centre location there are alternative travel modes available and off-site parking for those willing to pay.

Refuse is stored at ground level, however the containers are not suitable to be placed on highway, and the rear access is via stairs. There does not appear to be any acceptable refuse collection proposal.

In summary, acceptable cycle parking could be secured by condition, but the development does not meet the requirements of parking and refuse policies.