

## Highway Response

Ref: 25/0530

Date: 04/08/25

**PROPOSAL:** REDEVELOPMENT OF VACANT SITE TO PROVIDE A COMMERCIAL UNIT ON THE GROUND FLOOR AND 4 NO. STUDIO FLATS WITHIN THE FIRST AND SECOND FLOORS (RESUBMISSION OF 24/0373)

**SITE:** Site Of Former 153 Commercial Road Newport South Wales

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

**Highway recommendation:**

Not supported or policy compliant.

**Highway Comments:**

The application proposes retail use on the ground floor and two floors of residential development providing four one-bedroomed flats.

There are no proposals for parking or cycle storage and insufficient information regarding bin storage/collection points.

The current parking SPG would require 6 parking spaces and a commercial vehicle parking space (rounded).

It may be possible to provide adequate cycle and bin provision and address these issues by way of condition, however there is no scope for providing additional parking. Even if rear parking were proposed it would reduce the available on street parking so nullifying any potential benefit.

Highways do not consider that the area offers any spare on street parking capacity. We would not therefore support the proposals.