

Highway Response

Ref: 25/0531

Date: 17/07/25

PROPOSAL: CHANGE OF USE TO PROVIDE 12 NO. UNITS OF TEMPORARY RESIDENTIAL ACCOMMODATION TOGETHER WITH COMMUNAL FACILITIES

SITE: Bridge Buildings 1A Godfrey Road Newport South Wales NP20 4NX

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

It is proposed to convert the offices to temporary accommodation. It is not clear what circumstances residents would find themselves in to be here or how long they are likely to stay. It is therefore difficult to assess the likely car ownership/ parking demand.

The plans indicate four parking spaces, but it appears that more could be accommodated.

The access to the premises is sub-standard and would not be approved, mainly for reasons of pedestrian safety. However, comparison of the extant and proposed uses would suggest that there would be no intensification of use. Indeed a reduction is potentially possible.

Cycle storage is indicated on the plans, but no details have been provided. This should be secured by way of condition to ensure appropriate levels of secure cycle parking.

Refuse storage is indicated but appears to involve excessive drag distances and bins being presented for collection where they obstruct the access/footway.

A refuse management plan condition is requested to ensure that bins are not all left on highway permanently.

In summary there are no objections, subject to the following conditions.

Suggested Conditions:

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.

Prior to first occupation of the development hereby permitted a servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall include details of how HGV movements will be managed to ensure that no waiting will occur on the highway and shall set out operational proposals for servicing and the storage, transfer and collection of goods and waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.