

## Highway Response

Ref: 25/0937

Date: 24/11/25

**PROPOSAL:** CHANGE OF USE FROM DWELLING (C3 USE) TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)

**SITE:** 236 Chepstow Road Newport NP19 8EN

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

### Highway recommendation:

No objection subject to conditions.

### Highway Comments:

The site appears to have a garage, but it is not claimed to be parking or cycle parking. It would be acceptable as cycle parking (only) and this should be secured by way of condition, not least to prevent use as a garage which would be unsafe as there's no visibility and the ginnel is narrow. To provide appropriate levels of security and avoid abuse it is necessary to install Sheffield style racks.

No bin stores appear to have been provided either and highways would raise concerns that bins may be left permanently on highway causing obstruction and amenity issues. A condition to provide storage (separate from cycles) and management is therefore recommended.

In terms of sustainability, it is accepted as appropriate, but this does not influence the parking requirements as they are only one per unit anyway, which is the minimum accepted after discounting.

The application is accompanied by a parking survey which suggests that there is very little available parking during times of peak demand. Highways have reviewed the data / report and find there is probably more overall than the tables suggest. That said the photos only show a small number of spaces available and are not time stamped. (One looks like the same photo on both nights so may be double counted?).

The survey could have included parts of Conway, which may or may not have had space available.

Highways consider there are three additional spaces needed to comply with the SPG and the survey has shown them to be available. It doesn't demonstrate any spare capacity therefore Highways cannot be supportive, but do not raise a formal objection, subject to the following conditions.

### Recommended 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 set out design and operational proposals for servicing and the storage, transfer and collection of waste ensuring that appropriate arrangements are made. 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.