

Highway Response

Ref: 25/0138

Date: 13/03/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 2 (FRONT ELEVATION), 5 (WASTE AND CYCLE STORAGE AND MANAGEMENT), 6 (REAR BOUNDARY TREATMENT), 8 (BIO DIVERSITY ENHANCEMENT SCHEME) RELATING TO PLANNING PERMISSION 24/0880 FOR THE CHANGE OF USE OF REAR GROUND, WHOLE FIRST AND WHOLE SECOND FLOOR OF THREE STOREY A2 OFFICE BUILDING TO 8NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS)

SITE: 56 Bridge Street Newport NP20 4BL

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

CONDITIONS

2 (FRONT ELEVATION): No comment

5 (WASTE AND CYCLE STORAGE AND MANAGEMENT): Objection to discharge

6 (REAR BOUNDARY TREATMENT): No comment.

8 (BIO DIVERSITY ENHANCEMENT SCHEME): No comment.

Highway Comments:

We would comment as follows on Condition 5. The site is not suitable for any satisfactory storage of cycles or waste management, due to the lack of rear access.

The submission makes it clear that access is problematic for both bins and bikes. In terms of bike storage, the proposed provision is not only difficult to access safely but not suitable for long stay use (residents'). The storage must be enclosed to give protection from the weather to be considered suitable.

In terms of waste management, the submission recognises the need for someone to place bins on highway and remove them again. However no individual is identified to be responsible. We would therefore expect the bins to be left on footway permanently. This raises an obstruction and amenity issue.

In conclusion we would object to the discharge of condition 5, but have no comments regarding the other conditions.

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