

Highway Response

Ref: 25/0585

Date: 16/06/25

PROPOSAL: CHANGE OF USE FROM 12 BED HMO TO 12 BED HOSTEL INCLUDING SUPPORT ROOM AND OFFICE

SITE: 52 - 54 Clarence Place Newport South Wales NP19 0AH

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

It appears that the site has consent for a 9/12bed HMO and is to be permitted for hostel use.

There is some confusion about rooms numbers, but the proposed use would not be likely to generate significant parking demand anyway.

Cycle parking is proposed but there is no detail, and it should already be present for a HMO. This should be secured by way of condition.

Based on an extant consent for HMO use we would not anticipate any impact and raise no objections, subject to the following condition.

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.