

## Highway Response

Ref: 26/0540

Date: 14/08/26

**PROPOSAL:** CONVERSION OF A D1 (NON-RESIDENTIAL INSTITUTIONS) TO C4 (HOUSES IN MULTIPLE OCCUPATION) TO INCLUDE THE PROVISION OF EXTERNAL BIN STORE

**SITE:** 35 St Mary Street Newport NP20 4DF

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

The arrangements for bins and bikes are not appropriate. Bikes are stored vertically in an inaccessible location. It is appreciated that there is a levels difference, but (at least some) bikes need to be stored using Sheffield style racks as these are the only style that allows all bike types and user abilities. They must be located where the passages, corners, doors etc do not make it too hard to use them.

A similar arrangement to the bin store or an external ramp should be considered.

The main issue with HMO bins is always that nobody is responsible for bringing them in after emptying. This should be addressed by way of condition.

In conclusion there are no highway related objections, subject to the following conditions.

**Suggested Conditions:**

Notwithstanding the proposed cycle storage and except for site clearance and remediation n 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 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 the storage, transfer and collection of 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 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.