

From: Nancy Heffaran <NancyHeffaran@asbriplanning.co.uk>
Sent: 15 July 2026 12:47
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Cc: Jon Hurley <jon@asbriplanning.co.uk>
Subject: RE: 26/0406 - proposed change of use at Boss Park

Hi Vicky,

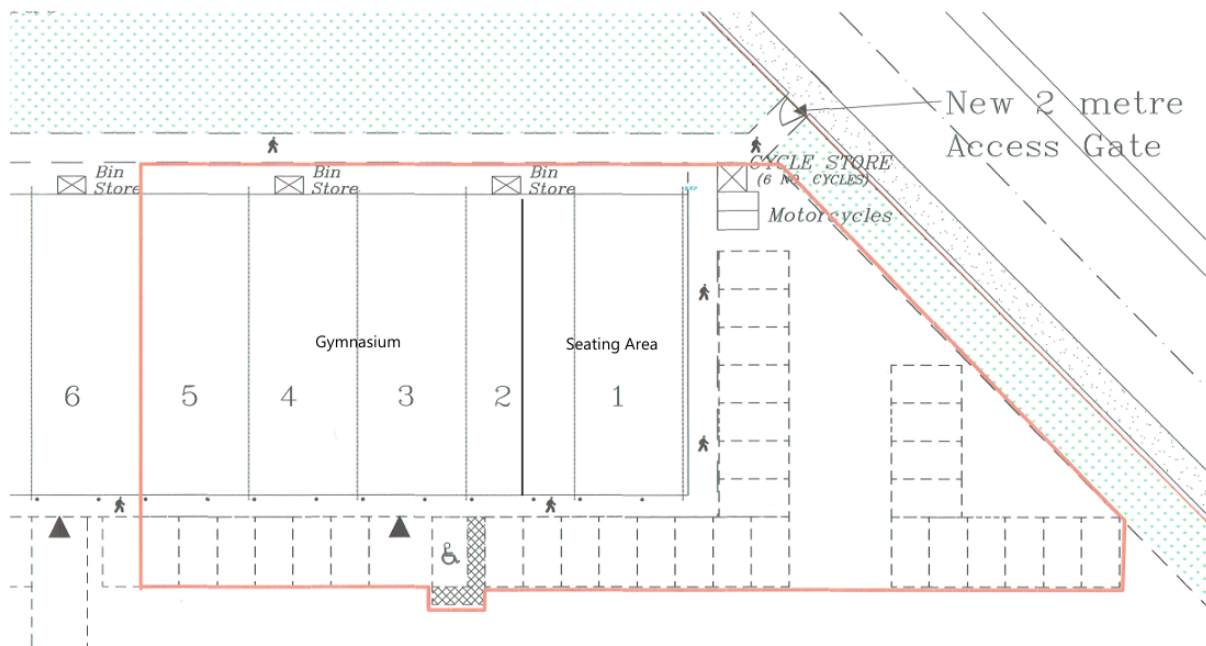
Hope you're well.

Please see the Sequential Test Assessment attached above. I understand that an extension will be required, so please send the request across when you have the chance.

In relation to your concerns regarding pedestrian access/potential conflicts with motor vehicles and HGVs, I have set out our comments below.

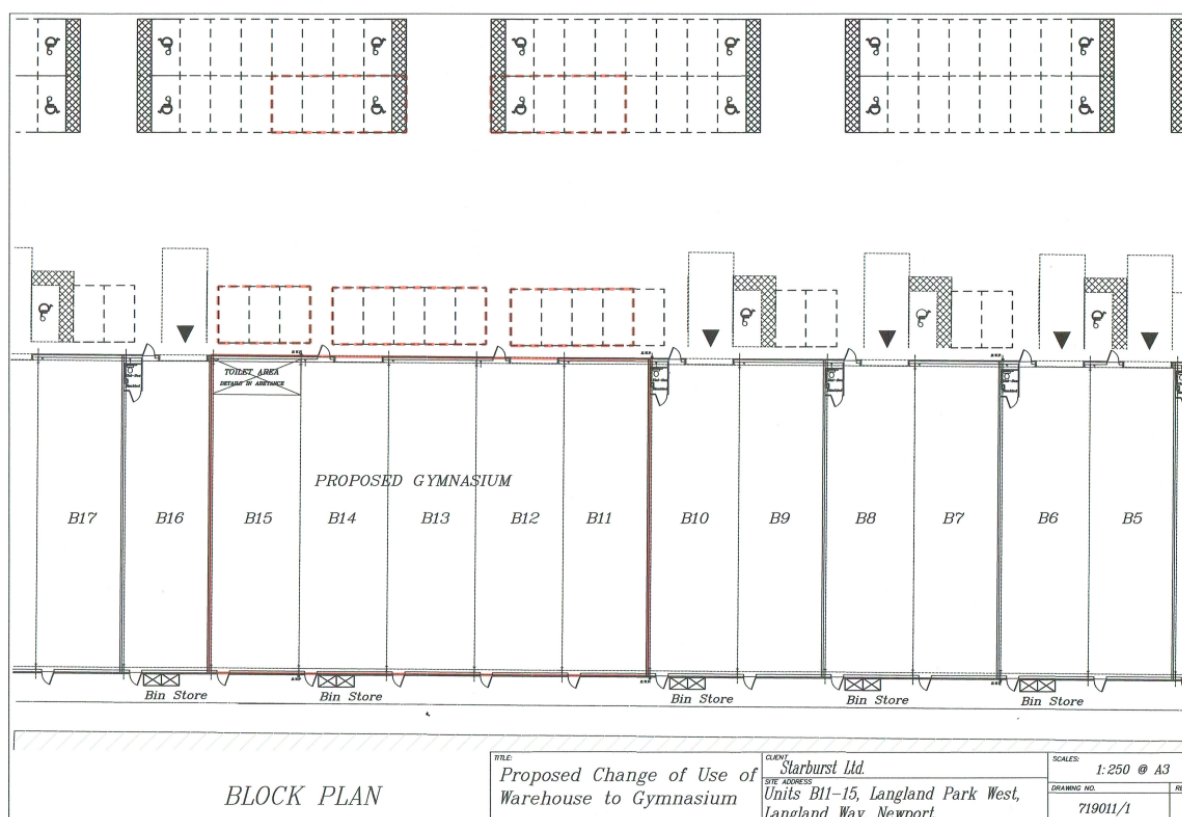
As demonstrated by the submitted proposed floor plan (please see the snip below), the parking area is located immediately adjacent to the front and side of the units and so there is no conflict. A marked pedestrian walkway is in place which links the main parking spaces directly to the entrance of the units to provide dedicated access. The pedestrian walkway also provides a link to the external 2m access gate and continues around the rear of the units. The smaller parking area to the west is located at the western-most boundary of the wider Boss Park. As such, there is no conflict here with HGVs or other users not associated with the gymnastics club.

Our client has confirmed that he would be happy to install armco barriers in order to provide an additional safety feature to further protect users of the site. If this is acceptable, we would request for this to be agreed via condition.



Proposed Floor Plan
PFP-01
1:200 @ A3

It is also worth noting that the proposed development provides safer access and has a lower risk of conflict when compared to the nearby gymnastics facility at City of Newport Gymnastics Club. I've attached a snip from application 17/0922 below, which illustrates that the parking area to the north is completely divorced from this site's entrance and there are no pedestrian walkways demarcated here. The delegated report for this application states that "It is not considered that the change of use would result in an adverse highways impact." Indeed, the application was approved and the facility has been operational since.



In view of the above, we consider that the proposed change of use at Boss Park is safer than the scheme approved by application 17/0922 in terms of pedestrian access and potential conflict between private motor vehicles/HGVs. As noted, we would also be happy for armco barriers to be secured via condition to provide an additional level of safety.

Kind regards,

Nancy

Nancy Heffaran – Planner

Asbri Planning Ltd | M: 07943 835859 | T: 02920 732652 | W:
<http://www.asbriplanning.co.uk>