

Highway Response

Ref: 25/0852

Date: 31/10/25

PROPOSAL: EXTERNAL AND INTERNAL WORKS INCLUDING THE REFURBISHMENT OF THE GROUND FLOOR UNIT AND THE CONVERSION OF THE UPPER FLOORS TO an 8NO BED HOSTEL

SITE: Phase 10 Clarence Place Newport South Wales NP19 0AE

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant or supported.

Highway Comments:

The proposal does not have any clear strategy for refuse management or a practical proposal for cycle storage.

Bins are indicated what appears to be a shared ginnel/rear access along with some cycle parking. It is not clear if this is shared between commercial and residential or even deliverable.

Additional cycle racks are proposed accessed via stairs to the first floor and a convoluted route through the kitchen onto a roof terrace.

None of the facilities are considered appropriate or accessible.

No parking is provided, which is contrary to policy. However, it does not appear likely that the proposed uses would generate any more traffic/parking demand than the existing uses would.

It appears that the ground floor use is currently A3 and the upper floors are permitted as a 5 bed HMO. This was not supported by highways for the same reasons. As such and assuming the same conditions applied to the HMO are applied for this permission, there would be no measurable impact.