

Highway Response

Ref: 25/0534

Date: 17/07/25

PROPOSAL: S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 2 (LANDSCAPING), 3 (ECOLOGICAL ENHANCEMENT), 4 (REFUSE STORE), 5 (CYCLE STORE), 7 (PARKING SPACES) AND 9 (PRIVACY SCREENS) OF 23/0418 CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS

SITE: The Old Post Office 2 Tregarn Road Langstone Newport NP18 2JS

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

- 1 (APPROVED PLANS): Recommend refusal.
- 2 (LANDSCAPING): No comment.
- 3 (ECOLOGICAL ENHANCEMENT): No comment.
- 4 (REFUSE STORE): No comment.
- 5 (CYCLE STORE): Recommend refusal.
- 7 (PARKING SPACES): Recommend refusal.
- 9 (PRIVACY SCREENS): No comment.

Highway Comments:

The proposed parking arrangement does not provide sufficient space for users of spaces 1 to 5 to manoeuvre in or out. The aisle should be a minimum of 6m and appears to be under 5m. To enter space 1, it would be necessary to parallel park from a starting position within the building or reverse in across the footway. Furthermore spaces 1 & 6 will require drivers to reverse out of the car park. The parking arrangement is therefore not considered appropriate or safe for other highway users and raises an objection.

The cycle provision is not what was agreed previously and is not offer sufficient quality or security to be acceptable. We would refer the applicant back to the "Trinity" detail provided previously or similar provision.

In summary, Highways consider that the layout is not practical and safe and does not encourage cycling. We would therefore raise multiple objections to the amended proposals.