

K W DORRINGTON ARCHITECTURAL ASSOCIATES

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Planning and City Regeneration,

Newport City Council

Civic Centre,

Newport.

26/0112 | PROPOSED CHANGE OF USE TO CHILDREN'S DAY NURSERY (D1) (RESUBMISSION)

Hi Vicky,

Thanks for your email.

In response to NRW concerns we have appointed Tom Quigg, Flume Consultants to provide support evidence with regard to the proposed use and the location within the flood area.

I have spoken to the building owner today. He has confirmed -

That the property had a mixed use from 2022. The building was used as follows –

1. Ground Floor Café operating hours – 08.30 – 17.30. 2 full time staff plus 1 part time.

2. First Floor – Hair and Beauty salon - 09.30 – 17.30/18.00. 3 Full Time staff.

The revised plans do show secure cycle parking – which would serve staff, any parents dropping / collecting children. The stands could also serve children. They are located behind gates.

The parking would peak during regular drop off / pick up times. Although the demand would be very small compared to a school for example. There is ample, available on street parking nearby.

The nursery being small, is expected to serve mainly local people and parents who have children in the nearby Primary school.

I understand that there have already been enquires from local people who are looking forward to having a nursery nearby.

It is understood that the neighbour had had the concerns previously, has been consulted and the revised proposal explained. I understand that they no longer oppose the proposal.

I trust that these details are supportive to the proposal determination.

We are content for an extension to the determination period.

Thanks.

Kevin Dorrington

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