

## Highway Response

Ref: 26/0445

Date: 09/07/26

**PROPOSAL:** PROPOSED CHANGE OF USE FROM GUESTHOUSE (C1) TO TEMPORARY ACCOMMODATION (SUI-GENERIS) (PART RETROSPECTIVE)

**SITE:** Newport Guest House 391A Chepstow Road Newport NP19 8HL

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

The application is a resubmission of 2026/0147. The key difference from a highway perspective is that there is no change to the access.

Cycle parking and refuse management are proposed. No significant highway impact is anticipated.

On that basis there are no highway related objections subject to the following condition.

**Suggested Condition:**

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for cycle parking have been provided in accordance with the details and specifications shown in Urbanfab drawing "gated shelter 2050 wide 4 bikes. . The cycle parking shall be retained as such thereafter.

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.