

Highway Response

Ref: 26/0465

Date: 01/05/26

PROPOSAL: INTENSIFICATION OF USE OF CHILDREN'S NURSERY INCREASING NUMBER OF CHILDREN BEING CARED FOR FROM 53 TO 71

SITE: 198 Tregwilym Road Rogerstone Newport NP10 9EL

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested.

Highway Comments:

The application is not clear on what is existing/proposed in terms of cycle store provision; however, this could be addressed via condition.

It is proposed to provide 17 spaces, which would be acceptable, however it is not clear how these would be marked out. The submission includes a photo showing that spaces are not demarcated. This results in less efficient use and the number of spaces may never actually be achieved.

The key issue leading to the previous refusal was having control of the parking. There is reference to a 10-year lease, but it is unclear if this has been secured. If it has, this would address the issue for the next ten years.

Ideally the parking should be within the developer's control in perpetuity, but Highways would not object formally.

Reference is made to public parking 100m away. Notwithstanding the 20mph speed limit this offers little comfort. Firstly, it appears to be linked to residential development and cannot be relied upon for the future. Secondly the link between this and the development is poor. There are parked cars obstructing visibility of/for pedestrians crossing combined with incomplete/poor footways and offline crossing facilities, which we observed cars obstructing).

Furthermore, no evidence of its use has been provided. It is simply stated that it is under-utilised during the day. The peak demand for the nursery is unlikely to coincide with the car parks quiet times.

In summary further information is requested to enable an informed response.