

Highway Response

Ref: 25/0874

Date: 08/09/25

PROPOSAL: CHANGE OF USE TO A GYMNASTICS AND SOFT PLAY CENTRE

SITE: Pillbox Hall 13A Church Street Newport South Wales NP20 2BY

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested.

Highway Comments:

Further information is requested in respect to parking and drop off. It is suggested that the staff would take two parking spaces which appears to be management only. Whilst we appreciate that it may not be appropriate to apply Newport's parking standard for leisure and fitness it appears equally unsafe to assume only two spaces are need.

In addition to parents or staff that stay for the duration there is likely to be a number of drop off/pick up movements. The hours of operation clash with adjacent business premises and peak demand for the residential properties, so it is important to understand where these can be accommodated.

Further information to clarify the number of spaces available for parking/ drop off would be helpful along with clarity on how parking is allocated between the various businesses.

In addition to numerical analysis we would expect to see how the drop off spaces relate to access to ensure that there is safe passage through what is effectively a service yard and car park.

In summary there is no objection in principle, however there are safety and amenity concerns to address.