

Highway Response

Ref: 25/0497

Date: 15/07/25

PROPOSAL: CONVERSION TO 10NO. BEDROOM SUPPORTED CARE ACCOMMODATION WITH COMMUNAL KITCHEN AND LOUNGE, ANCILLARY STAFF ACCOMMODATION, OFFICE/RECEPTION AREA, STAFFROOM AND CHANGES TO FENESTRATION AND EXTERNAL FIRE ESCAPE

SITE: Suite 2A First Floor 22 Chepstow Road Newport NP19 8EA

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The location is considered to be sustainable, however there is no cycle parking proposed. There appears to be outside space and corridors that could be negotiated with a bike, as well as a large space to the front that could be used. We would therefore request a condition to provide enclosed and secure cycle parking. Storage for both staff and residents would be "long stay" provision.

Notwithstanding previous practices or assumed capacity by the applicant, the forecourt is suitable for only three parking spaces. The access is from a classified road and tandem parking or reversing would be unacceptable.

The extant consent would be required (by policy) to have five parking spaces (1/35sqm and 170sqm of office). Assuming no resident staff (albeit there is a bedroom) the requirement would be 3 spaces for staff and 3 for visitors. (Based on 1/3 non-resident staff plus 1/4 beds visitor parking).

There is a dependency on street parking for both existing and proposed uses, and a marginal increase in theoretical demand for the proposed.

Based on the above, we would offer no objections, subject to the following conditions.

Suggested Condition:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

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.