

Highway Response

Ref: 25/0145

Date: 13/03/25

PROPOSAL: THE ALTERATION AND EXTENSION OF EXISTING BUILDINGS TO PROVIDE A CAFE, OFFICES, STORE AND PLANT ROOMS, TOGETHER WITH ASSOCIATED LANDSCAPE ALTERATIONS AND OUTDOOR SEATING AREA

SITE: Tredegar Park Lodge Cardiff Road Newport South Wales NP10 8TF

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested.

Highway Comments:

The submission does not show the existing or proposed parking arrangements. Furthermore, there is no assessment of need to support the additional parking. The parking assessment suggests that additional capacity is needed, but the design and access statement suggests that there is already adequate parking.

It is not clear if the changes to parking are part of the application or not. There should still be an assessment as the café would impact on parking. Albeit few trips would be generated, there would be longer dwell times impacting the parking accumulation. Furthermore, the parking SPG requires parking for any business including cafes.

As suggested at pre-app stage, we would request plans and a capacity assessment to demonstrate if parking is adequate or needed. This is to ensure that there is no unacceptable impact or unnecessary additional parking ensure to simply encourage car use.

Cycle parking is referenced within the submission, but no provision for staff is made. Visitor parking is not of sufficient standard for long stay (staff) use. This should be secure and sheltered from weather.

At this stage we would offer a holding objection as it is not possible to determine what the impact may be.