

Highway Response

Ref: 26/0112

Date: 04/12/25

PROPOSAL: PROPOSED CHANGE OF USE TO CHILDREN'S DAY NURSERY (D1) (RESUBMISSION)

SITE: 100 Somerton Road Newport South Wales NP19 0JX

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

Not policy compliant.

Highway Comments:

The proposals include two Sheffield style racks for cycle storage. This is not appropriate and should be enclosed for security and weatherproofing to provide "long stay" provision.

The SPG requires 1 space per full time employee and there are 5 employees proposed. The application suggests they can park on site but there are only two spaces on site, and it appears that it remains a residential dwelling upstairs, so there are no spaces for staff.

The SPG would require a space per bedroom (up to a max of three) plus one per full time staff. It may be that one member of staff is also a resident so 2 spaces for staff and 2/3 for the residential seems appropriate. It should be noted however that this does not provide for drop off /collection. We would estimate that an additional two (on street) spaces are needed for this.

We also note that the property has a history of commercial use. The real impact therefore is the difference between use as a nursery and use as a hairdressing salon.

There is no specific parking standard for salons, and we have no information regarding scale of the previous use. We cannot therefore provide a reliable assessment of existing parking demand for comparison.

The concern for Highways would be vehicles stopping on the junction raising safety issues, however this is protected by "No waiting" restrictions.

In conclusion there is no formal objection, but it appears there is inadequate parking for the existing or proposed uses.