

Highway Response

Ref: 26/0212

Date: 21/04/26

PROPOSAL: CHANGE OF USE FROM OFFICE TO AN APART HOTEL (SUI GENERIS) AND ASSOCIATED WORKS

SITE: 51-52 High Street Newport NP20 1GA

Case Officer: Marnie Ostler

Highway Officer: Kevin Jackson

Highway recommendation:

No objection in principle subject to changes.

Highway Comments:

The site is in a sustainable location, suitable for the proposed use. However, the proposed cycle storage is not appropriate. Firstly, the space cannot be shared with bins, secondly it must be easy to access and inclusive. What is shown would not encourage cycle use or be usable for all riders and bike types.

This could be addressed via condition but may impact the ground floor business. It may not therefore be appropriate to condition it.

Refuse management is anticipated to be problematic with no area for presentation. This could be addressed by a suitable servicing condition as it is the same issue as the existing businesses would have to deal with.