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Sent: 24 November 2025 13:57:40 UTC+00:00
To: "Cooke, Jacob (Senior Planning Officer)" <Jacob.Cooke@newport.gov.uk>
Cc: "NCC - Planning" <Planning@newport.gov.uk>
Subject: CHANGE OF USE FROM OFFICE SPACE TO 5 No Apartments- 13 Clytha Square
25/0942

Hi Jacob

My main concerns are Parking provision, Waste and recycling storage, and management And the impact on the Conservation area.

Parking

5 apartments if treated as separate housing units would require 10 parking spaces in an area where on street parking is controlled by Resident only parking bays plus some limited waiting for 1 and 2 hours for non-residents. If no off street parking is provided at the application site, the impact would be too big to be accommodated within the present bays.

The sustainable location argument would only be valid if it was possible to tie future residents of the new apartments to a no-car ownership or car-keepership parking agreement

The application needs to provide a useable and appropriate cycle storage space as a minimum, to increase the sustainability of the proposal and to alleviate the car parking problem .

Not sure how useful is the comparison between the current demand for parking as an office and the demand generated by the proposed conversion to 5 residential units. Offices without sufficient parking tend to be more readily accepted by those using or calling on their services.

On the other hand residents of apartments would want to have parking available near them, hence a big increase on the parking bays.

Waste and recycling storage , presentation and collection.

How are these apartments going to be treated ? individually or as a group? If treated as a group then it needs to be conditioned to ensure someone is nominated as the person who would be responsible for ensuring landfill, Garden waste and recycling boxes and bags are put out on collection days and then taken back to their storage area on the site of the application.

The storage for waste bins and recycling receptors need to be marked on the curtilage. Without this the 5 apartments would lead to an unacceptable appearance and a nuisance in a prominent site and the conservation area.

Impact on the Conservation area

The site is part of the Clytha Square Conservation area, so any changes that are likely to affect doors, windows and other architectural features of no 13 need to preserve or enhance the appearance of the conservation area.

Kind regards