

Highway Response

Ref: 25/0556

Date: 08/09/25

PROPOSAL: REMOVAL OF CONCRETE FOUNDATION STRUCTURES AND CONSTRUCTION OF 2NO. DETACHED RESIDENTIAL DWELLINGS AND ASSOCIATED DETACHED GARAGES AND ACCESS

SITE: Land To South Of 9 Jessop Close Rogerstone Newport South Wales

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The proposed access is unorthodox and requires the relocation of a lamp column and rationalisation of highway boundary. All of which shall be at no expense to the highway authority and will require further licensing from highways which are totally independent of planning.

In terms of parking, the houses have adequate provision for their residents, but the road is not wide enough to allow any visitor parking and there are no suitable areas adjacent to it.

Cycle parking is indicated but does not appear appropriate. The garage size would allow cycle storage as well as one car, but racks are not required for single dwellings.

There is no detail of electric vehicle charging and this should be secured by way of condition.

Highways would seek a condition to secure garage retention as the provision is for car and cycle, and overall provision does not include any visitor parking and is therefore constrained.

In summary there are no objections subject to the following conditions.

Recommended Conditions:

Prior to first occupation of the premises the proposed access from the site to Jessop Close shall be constructed to a minimum width of 4.5 metres and this width shall be maintained for a minimum distance of 10 metres measured back from the nearside edge of the highway boundary of Jessop Close.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety.

No dwelling within the development hereby approved shall be occupied or any first use commenced until that part of the internal highway infrastructure which provides access to the to the individual dwelling has been constructed to binder course surfacing level (or paved) and is available for use in accordance with the approved plans.

Reason: To ensure that satisfactory access is provided before the development becomes operative in the interests of road safety and the convenience of users of the highway.

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking or re-enacting that order), the garage shall not be converted to living accommodation or used for any purpose that would preclude the storage of a car except following the express grant of planning permission by the Council.

Reason: To ensure that appropriate provision for parking vehicles is made within the curtilage of the dwelling. In particular that adequate secondary off-street parking space is available so that vehicles do not over-hang the footway and that unimpeded visibility is maintained for all road users.

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Construction traffic routes, including provision for access to the site
- Entrance/exit from the site for visitors/contractors/deliveries
- Location of directional signage within the site
- Siting of temporary containers
- Parking for contractors, site operatives and visitors
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
- Temporary roads/areas of hard standing
- Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
- Storage of materials and large/heavy vehicles/machinery on site
- Measures to control noise and dust
- Details of street sweeping/street cleansing/wheelwash facilities
- Details for the recycling/disposing of waste resulting from demolition and construction works
- Hours of working
- Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

A scheme for the provision of electric vehicle charging points shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. The grant of planning permission will require the applicant to enter into a S278/111 Agreement with the Council as Highway Authority. The applicant is advised to contact the Council's Traffic Management, Road Safety & Adoptions Team to ascertain the details of such an agreement and the information to be provided. For the avoidance of doubt all works shall be carried out at nil cost to the Council.

Street name and/or property numbering is required as part of this development. Developers are required to contact Newport Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the Council's Traffic Management, Road Safety & Adoptions Team for further details. Please note there is a fee for this process which shall be advised upon application.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.