

Highway Response

Ref: 24/0768

Date: 11/11/24

PROPOSAL: CHANGE OF USE, CONVERSION, REFURBISHMENT AND ALTERATIONS OF TREDEGAR CHAMBERS TO CREATE A MIXED-USE SCHEME COMPRISING 15 APARTMENTS AND 5 RETAIL UNITS (A1/A2 USE)

SITE: 76-81 Bridge Street Newport South Wales NP20 4AQ

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposals include cycle parking and refuse management, and highways consider them to be appropriate for this location. These should be secured by condition and must be available prior to first occupation.

The main impact will occur during construction. A draft CEMP has been submitted, but will need further site-specific detail, so a CEMP should be secured by way of condition.

It is suggested within the CEMP that parking restrictions should be suspended for construction workers/deliveries. Whilst this may be considered a lot more detailed discussions will be needed to ensure it is acceptable. At this stage we don't know what the scale / duration would be.

There are no highway related objections subject to the following conditions.

Suggested Conditions:

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for cycle parking have been provided in accordance with the details and specifications shown in drawing number 4308.PL.20 A. The cycle parking shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

Notwithstanding the submitted CEMP, no works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/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/wheel wash 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.

Unless otherwise approved by the Council as Local Planning Authority, there shall be no vehicles exceeding 7.5 tonnes maximum gross weight brought on to the site until a survey recording the condition of the existing highway has been carried out in a manner approved in writing by the Council as Local Planning Authority.

Reason: To preserve the integrity of the condition of the public highway.

Prior to first occupation of the development hereby permitted a servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall include details of how HGV movements will be managed to ensure that no layovers or waiting will occur on the highway and shall set out design and operational proposals for servicing and the storage, transfer and collection of goods and waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.

Informative Notes:

Prior to commencement of development a joint inspection between the applicant and the Highway Authority of the condition of the existing footways/carriageways within the vicinity of the site should be carried out. The applicant is advised to contact Council's Highway Maintenance Team for further details.

The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. All closures required shall be at nil cost to the Council. The applicant is advised to contact the Council's Traffic Management, Road Safety & Adoptions Team.

The grant of planning permission shall not be construed as authority to erect scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority. Contact the Council's Highway Maintenance Team for further details. It should be noted that there is a fee associated with this process.

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.