

Highway Response

Ref: RECON 25/0425

Date: 23/10/25

PROPOSAL: DEMOLITION OF THE EXISTING GARAGE AND ERECTION OF TWO STOREY EXTENSION AT THE REAR TOGETHER WITH THE CHANGE OF USE THE FORMER FUNERAL DIRECTORS (A1) TO FACILITATE THE CREATION OF NO.5 FLATS FOR SPECIALISED SUPPORTED HOUSING WITH OVERNIGHT ACCOMMODATION FOR CARE PROVIDER

SITE: 140 Caerleon Road Newport NP19 7GS

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Following receipt of an amended parking survey and technical note, we would update our comments as follows.

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The latest parking survey is completely different to the original and indicates greater capacity. The survey shows more detail of the assessment so is checkable in terms of parking capacity and is accepted as representative in this respect.

There are no photographs to support the survey data, however it appears to be a professional and independent survey, so we are prepared to accept the findings in the absence of any contradictory information.

The submission considers both the care and private flat scenarios and the survey suggests that there is sufficient safe parking within 200m of the site. The proposals also now include an additional in curtilage space. On that basis the parking related objection is removed, and all other matters can be addressed by way of condition.

Cycle parking detail is contradictory in terms of numbers proposed. Also, the door detail is not clear enough to check that ease of access is achieved. We would therefore propose a condition to ensure appropriate details are agreed.

Pedestrian visibility is impaired by the rain planting proposals. Nothing should be built or planted that would prevent visibility splays of 2x2m at 600mm. The planting proposal includes 600mm planting which will grow and the plan refers to engineers' details which we have not seen, but that suggests a raised bed. The height of 600mm must be measured from footway height.

The proposed access has an existing footway crossing but will need to be paved with a permeable bound finish. This should be secured by way of condition.

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

Suggested conditions:

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.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

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.

A scheme for the provision of electric vehicle charging points, or passive provision, 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.

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway/verge; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Morden Rd for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block paviours or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.