

Highway Response

Ref: RECON 23/0404 updated

Date: 22/05/24

PROPOSAL: PROPOSED NEW DWELLING WITH CAR PARKING AND ASSOCIATED SITE WORKS

SITE: The Fields, Land North of And Adjacent to Milton Hill Llanwern Newport NP18 2DU

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The plans now demonstrate that the required visibility splays are achievable and detail boundary treatments to achieve them. These should be secured by way of condition.

The plans no longer show gates adjacent to the highway. To gain Highways' support these should be removed or set back 5m behind edge of carriageway, for reasons of highway safety. We would therefore request a condition to prevent them being installed later.

The first 5m of drive is now proposed to be surfaced in bound and permeable material to prevent transfer to highway.

An Aco or cut off drainage system with soak away within curtilage is now proposed and would be appropriate.

Given the location on a bend we would suggest that a construction management condition would be appropriate to ensure public safety is maintained during construction.

In conclusion there are no sustained objections on highway related grounds subject to the following condition.

Suggested Conditions:

Any gate or other form of barrier across the access shall be positioned at least 5 metres back from the nearside edge of the highway boundary of Milton Hill, and shall be constructed to open into the site only.

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

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/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.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.

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.