

# Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/01/2026 9:26 PM

## Application Summary

|               |   |
|---------------|---|
| Address:      | 4 Nant-Y-Moor Close Coedkernew Newport NP10 8HH   |
| Proposal:     | PROPOSED GROUND FLOOR EXTENSION, LOFT CONVERSION WITH REAR DORMER AND ANCILLARY BUILDINGS |
| Case Officer: | Marnie Ostler   |

[Click for further information](#)

## Customer Details

Name:

Email:

Address: 17 Nant-Y-Moor Close, Coedkernew, Marshfield Newport

## Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Planning Officer,  
I object to the proposed development at 4 Nant y Moor Close due to highway safety risks, inadequate construction access arrangements, emergency service access constraints, and safeguarding concerns, particularly relating to children and public access to the adjacent nature area.

**Highway Safety**  
Nant y Moor Close is a narrow residential cul-de-sac with limited visibility, restricted carriageway width, and no suitable passing places. The road is not capable of safely accommodating the increased traffic associated with a development of this scale. The proposal would materially increase the risk to pedestrians and residents, contrary to highway safety objectives.

**Construction Traffic**  
The application fails to include a Construction Traffic Management Plan. There is no evidence that construction vehicles can safely access, manoeuvre, load, or unload within the confines of the road without causing obstruction or danger. This omission is significant and renders the application unacceptable in its current form.

**Emergency and Fire Appliance Access**  
Given the height and scale of the proposed extension, it is likely that specialist fire appliances may be required. The restricted access, narrow road width, and limited turning space raise serious concerns regarding the ability of emergency services to reach the site promptly. No

evidence has been provided to demonstrate that emergency access requirements can be met.  
Safeguarding and Children's Safety

The road is regularly used by children and families accessing the nearby nature and recreational area. Increased vehicle movements, particularly during construction, would create an unacceptable safeguarding risk. The absence of pavements, combined with poor visibility, significantly heightens the danger to vulnerable users.

Impact on Community Amenity

The adjacent nature area is a valued local amenity used by residents and visitors. The proposal fails to demonstrate how safe access for pedestrians and children will be maintained during construction and beyond, undermining community wellbeing and public safety.

Conclusion

The application lacks essential supporting information and fails to demonstrate that the development can be carried out safely or sustainably. The cumulative impacts on highway safety, emergency access, and safeguarding are unacceptable.

For these reasons, the application should be refused.

If the Council is nevertheless minded to approve, it must be subject to robust and enforceable conditions, including:

Submission and approval of a Construction Traffic Management Plan

Confirmation from the Fire and Rescue Service that emergency access requirements are met

Restrictions on construction vehicle size, routing, and hours

Measures to protect pedestrians and children accessing the nature area

Without these safeguards, the development would pose a clear risk to public safety.

Yours faithfully,

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Kind regards