

Highway Response

Ref: 25/1044

Date: 22/12/25

PROPOSAL: DEMOLISH GARAGES AND ERECT PAIR OF SEMI-DETACHED DWELLINGS

SITE: Land West Of 10 Thompson Avenue Newport NP19 4LY

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The site has been the subject of detailed pre-application engagement and there are no in principle reasons for objections.

A key issue is visibility, both for vehicles and pedestrians. The visibility assessments do not show pedestrian intervisibility with cars leaving the drives. This can be achieved subject to planting restrictions adjacent to the drives and can therefore be conditioned.

Similarly, the plans show visibility splays behind the boundary/planting. Subject to nothing planted or able to grow over 600mm within the splay this could be managed via condition.

The plans indicate suitable cycle provision which should be secured by way of condition.

Electric vehicle charging should also be secured by way of condition.

In summary 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.

The dwelling/unit shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

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.

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 MH9868 rev C. 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.

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.