

## Highway Response

Ref: 24/1007

Date: 20/12/24

**PROPOSAL:** ERECTION OF A REPLACEMENT DWELLINGHOUSE AND ASSOCIATED HARD LANDSCAPING SCHEME (PART RETROSPECTIVE) (RESUBMISSION OF 23/0853)

**SITE:** Hillcroft Llandeud Lane Llandeud Newport NP18 2AD

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

### Highway recommendation:

No objection in principle, but some detail would raise objections on grounds of highway safety. These can be addressed by way of condition.

### Highway Comments:

The access has a short length of tarmac and a gate. The remainder of the drive is made up of loose stone. Albeit in a grid this will transfer to highway and raises safety concerns. In addition, the gate is close to the highway and does not allow vehicles to clear it when opening/closing the gate, adding to the concerns.

Conditions to locate the gate at least 5m from highway boundary at its closest point and have at least 5m of tarmac (shortest side) will be sufficient to address the concerns.

In summary, there are no objections on highway related grounds, subject to the following conditions.

### Suggested Conditions:

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.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Llandeud Lane for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements 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.

Any gate or other form of barrier across the access shall be positioned at least five metres back from the nearside edge of the highway boundary of Llandeud Lane 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.