

Highway Response

Ref: RECON 24/0755

Date: 01/09/25

PROPOSAL: CHANGE OF USE FROM SUI GENERIS TO B8 SELF-STORAGE FACILITY

SITE: Land East of Lyte Buildings Road C Wern Industrial Estate Newport South Wales

Case Officer: Adam Foote

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The existing site has two access points, so confirmation of how the access is to be closed off was requested. This has not been provided but could be addressed via a condition.

Currently the gates to be retained are not set back from highway. Proposals to set them back into the site were requested. These should have included details of the available visibility splays, including 2mx 2m at 600mm height for pedestrians. No details have been provided.

The gate management/location and closure of the second access should be addressed via conditions in the absence of any detail. As the majority of traffic is likely to be cars /small vans it would be appropriate to place the gate 5m into the site. This would not prevent entry for larger vehicles and would facilitate provision of pedestrian visibility splays.

The plans do not demonstrate the swept paths of commercial vehicles which are likely to be used. Assessment of a 12m rigid was therefore requested. A much smaller vehicle was demonstrated however it is clear from the assessments that a larger vehicle could access the site. Whilst this information is still incomplete, Highways do not anticipate any issues in this respect.

As the applicant has failed to provide the appropriate information, Highways could raise objections. It is possible to address the outstanding issues by way of conditions. Subject to the following conditions, Highways would not raise any objections.

Suggested Conditions:

No part of the development shall be brought into use until visibility splays of 2metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway; 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 0.6metres above footway. 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.

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 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.

Except for site clearance and remediation no development shall take place until a scheme to permanently close off the redundant existing vehicular access has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as agreed before any part of the development has been brought into use unless otherwise agreed in writing by the Council as Local Planning Authority.

Reason: To limit the number of access points to, and to maintain the proper construction of, the highway 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.

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.