

Highway Response

Ref: 25/0663

Date: 01/09/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 3 (CONSTRUCTION METHOD STATEMENT), 4 (CEMP), 5 PARKING, HGV TURNING AND SERVICING), 7 (DRAINAGE) AND 24 (HIGHWAY IMPROVEMENT WORKS) OF 22/0919 DEMOLITION OF 1 – 23 OAK ROAD AND REDEVELOPMENT TO PROVIDE 43 RESIDENTIAL HOMES COMPRISING 5 HOUSES AND 9 FLATS ON THE NORTH SITE AND 29 FLATS ON THE SOUTH SITE ALONGSIDE LANDSCAPING, ACCESS, PARKING AND ASSOCIATED WORKS

SITE: Land At North and South Site St John's Oak Road Rogerstone Newport South Wales

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

3 (CONSTRUCTION METHOD STATEMENT): Recommend No discharge.

4 (CEMP): Recommend No discharge.

5 PARKING, HGV TURNING AND SERVICING): Recommend partial discharge insofar as it remains to be provided but is approved.

7 (DRAINAGE): No comment.

24 (HIGHWAY IMPROVEMENT WORKS): Recommend no discharge pending further information and s111 approval.

Highway Comments:

Conditions 3 and 5 require a more detailed Plan and a Drawing to show gate positions, parking, loading and turning provision.

The submitted plan suggests that all parking will be on site but does not set out the likely numbers or the provision. This should be detailed for each phase.

It is suggested that HGVs wait for access. This is not appropriate on street and suitable areas have not been identified for either site. We would expect the gates to be set back to allow deliveries to leave the highway. Furthermore, it is necessary to demonstrate that vehicles can egress safely. This requires visibility and or banksmen.

Further information including a drawing is therefore requested prior to approval.

Condition 5 overlaps with a variation application and is considered to be approve, subject to provision. It is therefore recommended to be partially discharged.

The wording of condition 24 reads:

"Except for site clearance and remediation no development shall commence until a scheme for the design and construction of highway improvement works, including timetable for implementation, has been submitted to and approved in writing by the Local

Planning Authority. For avoidance of doubt, the works shall include:

- *Reconfiguration of footway /carriageway on the minor arm of Oak Road / Court Gardens to the effect of providing parking and reconfiguring the pedestrian routes and involving dedication and stopping up of highway.*
- *Reconfiguration of footway /carriageway on the minor arm of Oak Road / Court Gardens to the effect of providing an amended turning head and access to parking*
- *Replacement/upgrade of street lighting necessary as part of the detailed design.*
- *Drainage works necessary to facilitate the highway works.*
- *Application of road markings (double yellow lines) to Oak Road.*

The approved scheme shall include Road Safety Audit and subsequently be implemented prior to first occupation of the development hereby approved.

Reason: To ensure that the sufficient measures are taken such that the highway network can accommodate the development and

that the traffic generated does not exacerbate unsatisfactory highway or transportation conditions."

It appears that some technical details have been submitted, but no safety audit or timetable for implementation. We would direct the applicant to seek approvals from highways/lighting/drainage etc. to achieve technical approval for the s111/278 and s38 for works as agreed during the planning process. They can then submit the additional details and seek planning approval. The key is s111 approval and TRO application first. Any other approach may result in applications for variation/non-material amendment.