

## Highway Response

Ref: 25/1056

Date: 09/01/26

**PROPOSAL:** REPLACEMENT OF THE DEMOLISHED DWELLING "BRAMLEY"

**SITE:** Bramley Catsash Road Newport NP18 2LZ

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to conditions.

**Highway Comments:**

Access to the site is via Catsash Rd which is a narrow road with intermittent narrow footway. The principle of residential use is well established but on street parking and construction activity could easily become problematic.

The site is accessed via a private lane which is in disrepair and overgrown. The detail of repair works is not explicit, the access from highway must retain the pedestrian visibility which now appears to be impaired by shrub growth. In addition, the surface must be bound permeable material for the first 5m minimum and the gates should allow vehicles to clear the footway, so need to be 5m behind back of footway. As these details are not set out explicitly in the application we would suggest they are addressed via conditions.

The dwelling should have cycle storage and electric vehicle charging. Given the proposed levels of parking the site could be argued to have an over-provision of parking, but the garage should be considered as cycle storage (in part at least) and Catsash Rd is unsuitable for visitor parking, so the "excess parking" does not raise any concerns.

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

**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 0.6 metres above footway level. 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.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Catsash Rd 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 5m back from the nearside edge of the highway boundary of Catsash Rd 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.

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

Construction traffic routes, including provision for access to the site  
Entrance/exit from the site for visitors/contractors/deliveries  
Location of directional signage within the site

Siting of temporary containers  
Parking for contractors, site operatives and visitors  
Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction  
Temporary roads/areas of hard standing  
Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements  
Storage of materials and large/heavy vehicles/machinery on site  
Measures to control noise and dust  
Details of street sweeping/street cleansing/wheelwash facilities  
Details for the recycling/disposing of waste resulting from demolition and construction works  
Hours of working  
Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

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.

**Informative Notes:**

Street name and/or property numbering is required as part of this development. Developers are required to contact Warrington Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the Council's Traffic Management, Road Safety & Adoptions Team for further details. Please note there is a fee for this process which shall be advised upon application.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.