

From: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Sent: 25 April 2025 12:58:41 UTC+01:00
To: "Khela, Harpreet" <HARPREET.KHELA@newport.gov.uk>
Subject: RE: Planning Application 25/0235

Hi Harpreet

That looks satisfactory, they appear to have confirmed /addressed the potential issues.

Thanks
Regards
Kevin

From: Khela, Harpreet <HARPREET.KHELA@newport.gov.uk>
Sent: 25 April 2025 12:51
To: Jackson, Kevin (Traffic Transport & Development Engineer)
<Kevin.Jackson@newport.gov.uk>
Subject: FW: Planning Application 25/0235

Good afternoon Kevin,

The agent for the application (farmwood close) 25/0235 has sent an updated plan and responded to comments (below) in red.

Please let me know if this is satisfactory.

Kind regards

Harpreet Khela
Planning Officer / Swyddog Cynllunio
Regeneration and Economic Development / Adfywio a Datblygu Economaidd
Newport City Council / Cyngor Dinas Casnewydd
harpreet.khela@newport.gov.uk

Nid yw cynnwys yr ebost yma yn ymrwngio Cyngor Dinas Casnewydd tuag at unnrhyw benderfyniad yn y dyfodol ynglun a cheisiadau a materion cynllunio.

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Wrth gyflwyno dogfennau dros ebost sy'n fawr neu'r rheiny a all gynnwys macros, megis ffeiliau Excel, argymhellir i'r anfonwr gysylltu â'r swyddog achos i sicrhau fod y ffeil wedi'i dderbyn ac heb gael ei flocio gan systemau diogelwch TG awtomataidd y Cyngor.

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From: MB Design Architectural Services Ltd <info@mbdesignas.com>

Sent: 24 April 2025 12:54

To: Khela, Harpreet <HARPREET.KHELA@newport.gov.uk>

Subject: Re: Planning Application 25/0235

Hi Harpreet

Thanks for your e-mail, I respond below in red.

Kind Regards

Matthew

MB Design Architectural Services Ltd

On 2025-04-22 14:46, Khela, Harpreet wrote:

Good afternoon Matthew,

For your information, Highways have responded to consultation and made the following comments.

*We are unable to scale the plans, but the principles are acceptable. The parking must be a minimum of 5.5m x 2.4 for each car because of the retaining wall. A further 900mm width is needed to create a "path" for pedestrians. **The depth is 5.5m and the width 6m.***

*The maximum acceptable gradient is 1:12 (to prevent grounding or visibility issues) and a cut off drain is needed to prevent surface water. An Eco drain is annotated but no detail is provided for its drainage. **We have amended the gradient down to 1:12 and notes on the drawing to show a soakaway or permeable surface being used.***

*Shrubbery and walls must be no more than 600mm high for the first 2m adjacent to the footway to provide pedestrian visibility splays and the drive should be centralised to create 2m separation from the boundary. **Agreed and this is the case***

The footway crossing (dropped kerbs) are required for lawful use and are subject to separate licensing from Highways (completely separate to planning).

We would suggest providing confirmation /further detail to gain highway support.

Please let me know if you are able to provide this information.

Kind regards

Harpreet Khela

Planning Officer / Swyddog Cynllunio

Regeneration and Economic Development / Adfywio a Datblygu Economaidd

Newport City Council / Cyngor Dinas Casnewydd

harpreet.khela@newport.gov.uk

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gopïo'r e-bost i unrhyw barti arall. Mae'r e-bost hon ac unrhyw ffeiliau atodedig yn eiddo i Gyngor Dinas Casnewydd.

Pan fyddwch yn anfon e-bost at Gyngor Dinas Casnewydd, rydych yn cydsynio i'r Cyngor fonitro a darllen unrhyw e-byst o'r fath at ddibenion cydymffurfio â diogelwch ac â deddfwriaeth. I weld yr ymwadiad llawn ewch i <http://www.newport.gov.uk/ymwadiad>