

Highway Response

Ref: 26/0597

Date:17/08/26

PROPOSAL: ERECTION OF TWO LIGHT INDUSTRIAL UNITS, ACCESS AND ASSOCIATED WORKS

SITE: Land And Buildings Formerly Known as Coal Yard To South-West Of 1 Hathaway Street Newport
NP19 0FQ

Case Officer: Geraint Roberts

Highway Officer: Kevin Jackson

Highway recommendation:

Further information requested.

Highway Comments:

The proposals appear to be for a similar use to the existing, but on a larger scale and including offices. The main concern would be HGV movements and parking. No information has been found to show that vehicles can turn within the site and sufficient parking can still be provided.

The area is not suited to HGV movements, and the existing access does not provide for pedestrian access or intervisibility between emerging vehicles and passing pedestrians. This should be demonstrated where there is intensification of use.

Whilst Hathaway is relatively wide, it has parking on both sides and the access is on a sharp bend. Dewstow St has an effective width of less than 4.5m which is adequate for two-way car movements, but any larger vehicles could be an issue (depending on frequency and size).

It is unlikely that Highways would positively support any commercial use here, but to avoid formal objection the applicant should demonstrate swept paths, adequate parking and pedestrian visibility as a minimum.