

Highway Response

Ref: RECON 25/0909

Date: 05/05/26

PROPOSAL: S73 APPLICATION TO VARY CONDITIONS 1 (APPROVED PLANS), 2 (LANDSCAPING), 3 (ECOLOGICAL ENHANCEMENT), 4 (REFUSE STORE), 5 (CYCLE STORE), 7 (PARKING SPACES) AND 9 (PRIVACY SCREENS) OF 23/0418 CONSTRUCTION OF 5NO. FLATS, PARKING, LANDSCAPING AND ASSOCIATED WORKS

SITE: The Old Post Office 2 Tregarn Road Langstone Newport NP18 2JS

Case Officer: Grant Hawkins

Highway Officer: Kevin Jackson

Following receipt of additional information we would update our comments as follows.

Highway recommendation:

CONDITIONS,

- 1 (APPROVED PLANS): Recommend refusal
- 2 (LANDSCAPING): Recommend no discharge
- 3 (ECOLOGICAL ENHANCEMENT): No comment.
- 4 (REFUSE STORE): No formal objection to discharge.
- 5 (CYCLE STORE): Recommend partial discharge.
- 7 (PARKING SPACES): Recommend no discharge.
- 9 (PRIVACY SCREENS): No comment.

Highway Comments:

1 (APPROVED PLANS):

Recommend refusal, because the new plan does not show appropriate pedestrian visibility splays and allows planting above a 600mm raised bed within the visibility splay. The total height of any obstruction within the splay should be no more than 600mm for reasons of pedestrian safety.

2 (LANDSCAPING):

Recommend refusal, because the new plan does not show appropriate pedestrian visibility splays and allows planting above a 600mm raised bed within the visibility splay. The total height of any obstruction within the splay should be no more than 600mm for reasons of pedestrian safety.

4 (REFUSE STORE):

The bin store reduces the available space for manoeuvre. We would therefore question if it could be better placed or proportioned, but do not raise a formal objection, because in practice it should be workable.

5 (CYCLE STORE):

The information provided for cycle parking is now acceptable and approved. We would therefore recommend partial discharge in so far as the scheme is approved but remains to be provided and retained.

7 (PARKING SPACES):

No information has been found to suggest that the parking has been provided drained and marked out.