

Highway Response

Ref: 26/0270

Date: 01/05/26

PROPOSAL: CONSTRUCTION OF ONE BEDROOM BUNGALOW ON PARCEL OF LAND AT THE REAR OF 25 FORT VIEW, NEWPORT

SITE: Land To Rear Of 25 Fort View Bassaleg Newport NP10 8PF

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The access is taken from Highfield Rd via an existing parking area. This is within the red line and we have no information regarding access but it appears to be a shared space. There would be a negligible change in traffic using this area.

The drive is proposed to be grass-crete but as it is remote from adopted highway it raises no objections.

There is no information regarding cycle storage (shed) or electric vehicle charging so these should be secured by way of condition.

There is no detail of refuse management, but this could be addressed via condition.

Access is limited and via an existing cul de sac, therefore a construction management Plan condition is considered necessary to protect neighbours' amenity and safety.

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

Suggested Conditions:

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

Prior to first occupation of the development hereby permitted a servicing and waste management strategy shall be submitted to, and approved in writing by, the Council as Local Planning Authority. For the avoidance of doubt the strategy shall set out design and operational proposals for servicing and the storage, transfer and collection of goods and waste ensuring that appropriate arrangements are made and that logistical requirements are appropriately considered and addressed. The strategy shall be subsequently implemented in accordance with the approved details.

Reason: To ensure that adequate on-site provision is made for servicing and waste management collection including allowance for the storage, transfer and collection of waste to reduce impact on residential amenity and the general amenity of surrounding occupiers.

A scheme for the provision of electric vehicle charging points 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.