

Highway Response

Ref: 25/0500

Date: 07/07/25

PROPOSAL: PRIOR NOTIFICATION OF DEMOLITION OF SINGLE STOREY TIMBER FRAMED BUILDING

SITE: Brynglas House, Education Inclusion Brynglas Road Newport NP20 5QU

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

Highways would raise some concerns regarding the proposed access, however this does not appear to be adopted highway from our records. It does have signage to prohibit motor vehicles. Whilst access is excepted that does not necessarily allow a new access to be formed. Ideally, we would suggest that the works are completed outside of term time and access taken through the existing school access.

In any event, the access to adopted highway has very poor visibility and should be used with banksmen present. The method statement suggests that some vehicles would reverse all the way up the lane. This does not appear necessary after an opening has been created, but again a banksman could make this acceptable.

It is suggested that the lane does not need to be closed for the demolition of the wall, but we would need more detail before this could be agreed/not.

The hours of operation and vehicle movements should take account of pupil movements if the works are to be undertaken during term time.

In summary, there are no objections, subject to a condition to address the points above via a construction management plan condition.

Suggested condition:

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.

Informative Notes:

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.