

Highway Response

Ref: RECON 25/0015 updated

Date: 03/04/25

PROPOSAL: RETROSPECTIVE APPLICATION FOR THE ERECTION OF 4 NO. SELF CONTAINED MIXED USE B1 AND D2 PODS

SITE: Neuadd Wen Penylan Road Bassaleg Newport NP10 8RW

Case Officer: Jacob Cooke

Highway Officer: Kevin Jackson

Highway recommendation:

Objection maintained.

Highway Comments:

Following receipt of a rebuttal we would update our comments as follows.

For the avoidance of doubt a speed survey was suggested to allow the applicant to show that speeds are below the posted limit. Furthermore, relaxation to a 2m X distance also requires that low traffic flows are demonstrated, and they haven't been, but a survey may help the applicant to establish that (or not).

The standard approach is to accept the speed limit, which is 30 mph. This requires visibility splays of 2.4 x 43m. If these had been demonstrated the objection would not be maintained.

The applicant suggests that the Y distance can be measured to the centre line. This is only the case when it is impossible to travel on the nearside. The road in question is wide enough for vehicles to overtake and there are no constraints to prevent them.

The only relaxation allowed would be to measure the Y distance to a point 1m from the edge of carriageway. It should not be assumed that an overtaking vehicle is a car, but there is adequate space for two cars.

We would welcome a scheme showing the required visibility splays, but at this point must maintain the objection on highway safety grounds.