

Highway Response

Ref: 25/0825

Date: 27/10/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITION 6 (LANDSCAPING) OF 22/0919 FOR DEMOLITION OF 1 - 23 OAK ROAD AND REDEVELOPMENT TO PROVIDE 43 RESIDENTIAL HOMES COMPRISING 5 HOUSES AND 9 FLATS ON THE NORTH SITE AND 29 FLATS ON THE SOUTH SITE ALONGSIDE LANDSCAPING, ACCESS, PARKING AND ASSOCIATED WORKS

SITE: Land At North and South Site St John's Oak Road Rogerstone Newport South Wales

Case Officer: Catherine Aldous

Highway Officer: Kevin Jackson

Highway recommendation:

CONDITION 6 (LANDSCAPING): Recommend no discharge.

Highway Comments:

In terms of soft landscaping there are no observations. We note however that pavements are proposed for parking areas. Whilst this is broadly acceptable the plans show the material spans areas of adopted and private space on the southern site. This is not consistent with the s111 application currently under consideration. Furthermore, it does not provide appropriate demarcation and would complicate future maintenance.

Highways therefore recommend no discharge, pending a consistent approach with appropriate demarcation.