

Highway Response

Ref: 25/0386

Date: 07/07/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 3 (BIODIVERSITY MITIGATION AND ENHANCEMENT SCHEME), 4 (LANDSCAPING), 5 (TREE PROTECTION), 6(CONSTRUCTION TRAFFIC AND ENVIRONMENTAL MANAGEMENT PLAN) AND 7 (DETAILS OF THE APPROVED ACCESS SURFACING) OF APPEAL DECISION CAS-03596-M5N9H1 OPEN STORAGE AND STORAGE/LOCK UP BUILDING

SITE: Ford House Leeway Leeway Industrial Estate Newport South Wales

Case Officer: Lydia Burrows

Highway Officer: Kevin Jackson

Highway recommendation:

3 (BIODIVERSITY MITIGATION AND ENHANCEMENT SCHEME): No comment.

4 (LANDSCAPING): No comment

5 (TREE PROTECTION): no comment:

6 (CONSTRUCTION TRAFFIC AND ENVIRONMENTAL MANAGEMENT PLAN): Recommend no discharge.

7 (DETAILS OF THE APPROVED ACCESS SURFACING): Recommend no discharge.

Highway Comments:

The CEMP does not give sufficient information. Notwithstanding the wording of the condition (by the Inspector) it should include the items listed but not be limited to them. The submission gives no sense of scale or intensity of the works, so it is not possible to say if the traffic management measures are sufficient. We need to understand the size/frequency and duration of vehicle movements.

Furthermore, it does not include any phasing. The whole development is to proposed be built out using the existing access/egress. Clearly at some stage this area is to be made good, and the new access used. Given the limitations of the existing access, we would expect the first phase to be to install the new access (to base level at least). We would also expect more detail of temporary surfacing particularly areas where HGVs load/turn. It is not sufficient to state that there is a jet wash and "regular sweeping". The CEMP must set out how and when these are used/managed.

A plan showing the extent of hard surfacing is provided and includes construction details. The construction details will have to be agreed with Highways when the licence to work in highways is applied for. This is not a planning matter.

The extent of surfacing is shown, but does not reference the edge of highway. It should be based on 12m from the highway boundary for the avoidance of doubt the plans should show this detail.