

Highway Response

Ref: 25/0886

Date: 22/12/25

PROPOSAL: PROPOSED SINGLE STOREY SIDE EXTENSIONS

SITE: 1 Sol Invictus Place Caerleon Newport South Wales NP18 3PF

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

Highway recommendation:

No Objection subject to conditions.

Highway Comments:

The amended proposed arrangement of two parking spaces is acceptable and proportionate. The applicant should note however that it requires the footway crossing (dropped kerbs) to be extended for lawful use. This requires licence from the Highway Authority and is separate and independent of Planning.

The proposals maintain access to an area suitable for bin and bike storage.

There are no highway objections, subject to the following conditions.

Suggested Conditions

No gates or other means of obstruction shall be placed across the vehicular access formed as part of this development.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Sol Invictus Place for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

A scheme for the provision of electric vehicle charging points, or passive provision, 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.

Informative Notes:

It is an offence to carry out any works within the public highway without permission of the Highway Authority. This consent requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980 the Highway Authority must specify the works to be carried out and only the Highway Authority or contractor approved by the Highway Authority can carry out the works. Therefore prior to commencing any works that affect the access you must contact the Council's Highway Maintenance Team for further details.