

Highway Response

Ref: 24/1043

Date: 15/01/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 2 (FINISHED SLAB LEVELS), 4 (FOUNDATION DESIGN), 8 (RETAINING WALLS, PARAPET AND RAMP DETAILS), 9 (MEANS OF ENCLOSURE), 10 (GREEN ROOF DETAIL), 11 (ULEV SCHEME), 12 (MATERIALS), 13 (ECOLOGICAL ENHANCEMENT) AND 14 (DRAINAGE SCHEME) OF 22/1033 DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF 30NO. APARTMENTS ALONG WITH ASSOCIATED PARKING AND EXTERNAL AREAS (AMENDED PLANS RECEIVED)

SITE: Gwent Car Sales Crawford Street Newport NP19 7AY

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Following receipt of additional information, we would update our comments as follows.

Highway recommendation:

2 (FINISHED SLAB LEVELS): no comment.

4 (FOUNDATION DESIGN): Insufficient Information found.

8 (RETAINING WALLS etc.): No objection to partial discharge.

9 (MEANS OF ENCLOSURE): No objection to partial discharge.

10 (GREEN ROOF DETAIL): No comment.

11 (ULEV SCHEME): Information not complete.

12 (MATERIALS): No objection.

13 (ECOLOGICAL ENHANCEMENT): No comment

14 (DRAINAGE SCHEME): No comment.

Highway Comments:

The conditions potentially relevant to Highways are considered below, but the response to conditions 2, 4, 10, 13 and 14 is "No comment".

The ramp appears to be set back approximately 5m, behind highway, but the scales are not standard/available on a scale rule, and we are unable to print or measure accurately. The ramp appears to be around 1:11 approximately. This is very steep but given the set-back it is accepted. There are therefore no objections to partial discharge of condition 8.

The paving blocks proposed for the parking area are acceptable and there is therefore no objection to partial discharge of condition 12 (in so far as it remains to be provided).

Additional information provided for condition 9 is sufficient to ensure that visibility splays are not impacted along the front boundary. On that basis we would not object to partial discharge subject to confirmation from structural engineers that the rear boundary is stable.

The information provided for condition 11 sets out where the ducting and sockets are to be provided. We are unable to identify the chargers and more importantly the spec of the chargers and potential to supply additional chargers in the future. We do not require a detailed wiring spec only sufficient to know that the supply is adequate, and the type of chargers provided will be of sufficient quality/power rating. Additional drawing notes may be sufficient to address this.

In summary, there does not appear to be sufficient / complete information on the planning portal to discharge the condition 11, but no objection to partial discharge of the other conditions that are potentially relevant to Highways.