

## Highway Response

Ref: 25/0279

Date: 23/04/24

**PROPOSAL:** PRIOR NOTIFICATION FOR DEMOLITION OF SINGLE STOREY TEMPORARY TIMBER FRAMED BUILDING

**SITE:** Brynglas House Brynglas Road Newport South Wales NP20 5QU

Case Officer: Francesca Sanders

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection subject to a demolition management plan condition.

**Highway Comments:**

The method statement makes reference to cutting access using plant and machinery. In addition, there is reference to numbers of vehicles waiting and loading, without information on their management, location or number.

Further detail is needed to ensure that the public are protected and any closures or other procedures put in place. There are therefore no objections, subject to the following condition.

**Suggested Condition:**

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

- Construction traffic routes, including provision for access to the site
- Entrance/exit from the site for visitors/contractors/deliveries
- Location of directional signage within the site
- Siting of temporary containers
- Parking for contractors, site operatives and visitors
- Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
- Temporary roads/areas of hard standing
- Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
- Storage of materials and large/heavy vehicles/machinery on site
- Measures to control noise and dust
- Details of street sweeping/street cleansing/wheelwash facilities
- Details for the recycling/disposing of waste resulting from demolition and construction works
- Hours of working
- Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.