

REFERENCE: 26/0269

PROPOSAL: CONSTRUCTION OF PART SINGLE, PART TWO STOREY
EXTENSIONS TO EXISTING PROPERTY ALONG WITH
DETACHED ANNEX AND DETACHED
GARAGE/DOMESTIC
WORKSHOP

SITE: Robinwood Belmont Hill Caerleon Newport NP18 1JX

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

RECOMMENDATION: No Objection

Comments:

Public Footpath 389/36/1 bisects the applicant's land, runs adjacent to the proposed work site, and is situated within a Site of Importance for Nature Conservation (SINC).

While the path remains on its definitive line, the SINC designation contributes significantly to the amenity value and character of the route for the public. Regarding the habitat protection and the proposed new pedestrian access, I defer to the Ecology Officer for specific technical comments. However, I request that any boundary treatments or site works are designed to ensure they do not negatively impact the safety or open character of the PROW.

Please consider the following points prior to build:

1. All PROW's (as shown on the Definitive Map) are legally required to remain completely unobstructed and be clear and available for safe public use at all times (including during construction works – unless a temporary closure/diversion order is applied for and granted beforehand);
2. The PROW users must not be endangered or disadvantaged in any way by the proposals (during construction and following completion);
3. The fabric of the PROW's must not be adversely affected in any way;
4. PROW users must be protected from any vehicles/plant associated with the works. All potential conflict should be risk assessed and managed accordingly.
5. If a PROW needs to be closed to accommodate any work then this must be applied for with a 2 month lead time. The PROW can be closed for 6 months with a possible extension of a further 6 months. An alternative route/diversion would be preferred during the closure and is to be agreed with the PROW Officer.
6. If a permanent diversion were required as part of the build then this would need to be applied for and agreed with the PROW Officer. This would not be guaranteed as is open to public consultation and dependant on any objections. A timeline for this process is not available as dependant on the above it may need to be referred to Welsh Government for an independent assessment and decision.

M. Johnson

Mike Johnson

Access Development and Public Rights of Way Officer / *Swyddog Datblygu Mynediad a Tramwy Cyhoeddus*

Countryside & Conservation / *Cefn gwlad a Chadwraeth*

Environment & Public Protection / *Amgylchedd a Gwarchod y Cyhoedd*

Newport City Council / *Cyngor Dinas Casnewydd*