

From: McEwan, Matthew (Senior Traffic Transport & Development Officer)
Sent: Thursday, September 17, 2026 10:04
To: Burrows, Lydia (Planning Officer) <Lydia.Burrows@newport.gov.uk>
Subject: 26/0706 - Elm Tree Caerlicken Lane Langstone Newport NP18 2JZ

DEMOLITION OF THE EXISTING DWELLING AND THE ERECTION OF A
REPLACEMENT DWELLING, TOGETHER WITH ASSOCIATED ACCESS
,PARKING ,LANDSCAPING AND ASSOCIATED WORKS

The applicant seeks to demolish the existing property and replace it with a 4no. bed residential dwelling. It's been demonstrated that a minimum of 3no off road parking spaces will be provided and ample space will be available for turning to allow for access and egress of the highway in forward gear. The requirement of the Standards SPG are therefore satisfied.

The existing access to the house will be retained with some minor widening which is considered acceptable. The applicant also seeks to remove the driveway at the southern access which is also acceptable in principle however further details of any proposed boundary treatment with the adopted highway will need to be submitted for consideration.

Should the application be approved a condition is required stating that a CEMP must be submitted for approval to cover both the demolition and construction phases. The CEMP must include the following:

- Contractor parking
- Contractor storage compound
- Details in regard to how large vehicles will be accommodated.
- Wheel wash facilities and any other requirements to prevent debris being deposited on the highway.
- Dust Suppression measures.

Regards

Matt McEwan

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Newport City Council/Cyngor Dinas Casnewydd