

Highway Response

Ref: 26/0150

Date: 27/03/26

PROPOSAL: PROPOSED ACCESS, HARDSTANDING AND RETAINING WALLS

SITE: 202 Brynglas Road Newport NP20 5QU

Case Officer: Emma Brinkworth

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The location is too close to the junction to meet desirable standards, however on balance this may be the best location given other constraints in this instance.

The parking slightly exceeds minimum sizes and is acceptable. The plans do not give sufficient detail to check drainage and pedestrian visibility splays, but these can be addressed via conditions.

Pedestrian visibility of 2m x 2m at 600mm is needed for pedestrian safety and this may impact the height of the wall along the frontage in the vicinity of the drive. N

No surface water should discharge into the highway. Porous surfacing and a cut-off (ACO) drain with soakaway are likely to be needed.

Given the extent of works it is considered appropriate that at least passive provision is made for electric vehicle charging. A condition is therefore requested.

It should be noted that lawful use of the parking requires a footway crossing (as proposed) but this is subject to separate licensing and independent of planning permission. (Refer to notes below).

Suggested Conditions:

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the carriageway/channel line/highway boundary of Brynglas Road for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmac, 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.

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.

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.

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

No part of the development shall be brought into use until visibility splays of 2 metres by 2 metres have been provided on each side of the access. The depth shall be measured from the back of footway; and the width measured outward from the edges of the access. The splays shall be created clear of obstructions to visibility at or above a height of 0.6 metres above

footway level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To provide the driver of a vehicle using the access and other users of the public highway with adequate inter-visibility in the interests of road safety.

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.

The applicant is reminded that it is an offence to allow material to be carried from the site and deposited on or cause damage to the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and will prosecute persistent offenders under Sections 131, 148 & 149 of the Highways Act 1980.