

REFERENCE: 26/0359

PROPOSAL: REPLACEMENT OF AN EXISTING OUTBUILDING WITH A SINGLE UNIT FOR TOURIST ACCOMMODATION AND ASSOCIATED WORKS INCLUDING IMPROVEMENTS TO ACCESS ALONG BOWDENS LANE BY RELOCATING THE EXISTING GATEWAY AND GARAGE (PART RETROSPECTIVE)

SITE: The Grove Bowdens Lane Penhow Newport NP26 3AA

APPLICATION TYPE: Full

CASE OFFICER: Vicky Quinn

RECOMMENDATION: NO OBJECTION

Comments:

There are several Public Right of Way Footpaths that leave Bowdens Lane in the area:

- Footpath no. 402/43/1 to the West of the site
- Footpath no. 402/45/1 and Footpath no. 402/42/1 to the South of the site.

The following points have to be considered prior to build in relation to these Public Right of Way:

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*