

Highway Response

Ref: 23/0797
Case Officer: Geraint Roberts

Date: 25/09/23

PROPOSAL: NON-MATERIAL AMENDMENT APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT OF 18/0293 DEVELOPMENT OF 195 NO. RESIDENTIAL UNITS, INTERNAL ROAD NETWORKS, PARKING, LANDSCAPING AND ASSOCIATED WORKS AFFECTING PUBLIC RIGHT OF WAY 407/1. AMENDMENTS INCLUDE CHANGES TO LOCATION OF BIN AND CYCLE STORES AND LANDSCAPING/HIGHWAYS LAYOUT
SITE: Land to South Of Glan Usk Primary School Herbert Road Newport South Wales

Highway Officer: Kevin Jackson

Highway Recommendation:

Objection in part and request for more information for clarity.

Highway Comments:

The changes to the bin store for units 138-143 result in parking spaces relocated adjacent to a fence. This does not satisfy requirements for pedestrian visibility. The space could be located here, but only subject to an amended boundary detail. There is no information regarding the cycle store, therefore clarification is needed. The space adjacent to the bins is not adequate.

Similarly, the position of the cycle store for 161-166 is acceptable, but only subject to additional paths /linkage to an entrance and changes to landscaping to ensure that it is subject to natural surveillance.

In both cases we would seek more detail to ensure that the quality/quantity of provision is adequate.

With respect to the removal of grass, further information is requested. It is not clear where this is or why it is a problem. Please highlight the specific areas for clarity.

The application form states:

" Traffic calming ramp - The original location for the ramp was sited in front of dropped kerbs for driveway access. It is moved to avoid levels issues."

Again, it is not clear where changes have been made. Several plateaux have levels changes adjacent to drives, which is likely to raise issues and we would support amendments, however we are unable to identify where amendments have been made. We would request unit references or an overlay of original/proposed detail to clarify.