

Highway Response

Ref: 25/2048

Date: 28/04/25

PROPOSAL: DEMOLITION OF EXISTING VISITOR CENTRE, CONSTRUCTION OF NEW IMPROVED VISITOR CENTRE AND ASSOCIATED WORKS

SITE: Fourteen Locks Canal Centre Cwm Lane Rogerstone Newport NP10 9GN

Case Officer: Adam Foote

Highway Officer: Kevin Jackson

Highway recommendation:

No objection subject to conditions.

Highway Comments:

The proposed development is an improved form of the existing. It will have reduced parking provision for cars, but increased capacity for cycles.

The assessment is based on a quieter month but has been scaled up to reflect the attendance levels of the busiest period. A further 25% has been added to reflect the improvement in terms of "attraction". The report shows that the parking provision will be sufficient.

Improved cycle parking is proposed and should be secured by way of condition to be available on opening.

The access appears to have constrained visibility splays, and no information is available with the application. Therefore, a condition to provide and retain minimum requirements is also requested.

Given the location/access and parking is constrained, there is potential for the construction to have some impacts. It is likely that the canal would still attract visitors when the centre is closed, some of which will come by car. A construction management plan is therefore requested.

In conclusion, there are no highway related objections subject to the following conditions.

Suggested Conditions:

No part of the development shall be brought into use until visibility splays of 2.4 x 25 metres, measured as described in Section 7.7 of Manual for Streets (DfT, DCLG, Welsh Assembly, 2007) have been provided at the proposed junction with Cwm Lane. The splays shall be provided clear of obstruction to visibility exceeding 600mm in height above verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained in the interests of road safety.

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number FLVC-AHR-S1-XX-DR-A-08102 rev PO1. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance.

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for cycle parking have been provided in accordance with the details and specifications shown in drawing number FLVC-AHR-S1-XX-DR-A-08102 Rev PO1. The cycle parking shall be retained as such thereafter.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

Construction traffic routes, including provision for access to the site
Entrance/exit from the site for visitors/contractors/deliveries
Location of directional signage within the site
Siting of temporary containers
Parking for contractors, site operatives and visitors
Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
Temporary roads/areas of hard standing
Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
Storage of materials and large/heavy vehicles/machinery on site
Measures to control noise and dust
Details of street sweeping/street cleansing/wheelwash facilities
Details for the recycling/disposing of waste resulting from demolition and construction works
Hours of working
Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

A scheme for the provision of electric vehicle charging points, 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.