

## Highway Response

Ref: 25/0834

Date: 27/10/25

**PROPOSAL:** CREATION OF NEW VEHICULAR CROSSOVER AND DRIVEWAY PARKING AREA

**SITE:** 499 Malpas Road Newport NP20 6NA

Case Officer: Ben Webster

Highway Officer: Kevin Jackson

**Highway recommendation:**

No objection.

**Highway Comments:**

The proposals reflect the discussions with the applicant during the pre-application process. There are no objections subject to the following conditions.

**Suggested conditions:**

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 hereby approved shall be used until the visibility splays defined on Drawing No. 25-730-SK03 rev - are cleared of all obstructions to visibility exceeding 600mm in height above footway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the highway boundary of Malpas Rd for a minimum distance of 5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, 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.

The turning facility shown on the approved plans shall be kept free of all obstructions and shall be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.

**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.