

Highway Response

Ref: 25/0740

Date: 22/09/25

PROPOSAL: PARTIAL DISCHARGE OF CONDITIONS 2 (MATERIALS), 3 (BOUNDARY TREATMENTS), 4 (WINDOWS AND DOORS), 5 (LANDSCAPING), 11 (CEMP), 12 (ACCESS), 15 (ARBORICULTURAL) AND 17 (ACCESS ROUTE) OF 23/0953 PROPOSED RESIDENTIAL CONVERSION OF REDUNDANT AGRICULTURAL BARN WITH ASSOCIATED WORKS AND RETENTION OF ACCESS TRACK

SITE: Pillmawr Barn Pillmawr Road Newport South Wales NP18 3QZ

Case Officer: Vicky Quinn

Highway Officer: Kevin Jackson

Highway recommendation:

2 (MATERIALS): Recommend no discharge, pending further information.

3 (BOUNDARY TREATMENTS): No comment.

4 (WINDOWS AND DOORS): No comment.

5 (LANDSCAPING): No comment

11 (CEMP): Recommend No discharge.

12 (ACCESS): Recommend No discharge.

15 (ARBORICULTURAL): No comment.

17 (ACCESS ROUTE) Recommend No discharge.

Highway Comments:

Condition 2

Gravel is proposed for drives and pathways. We would assume this refers to the area adjacent to the property only. The access road adjacent to highway is described as (existing) stone. As previously advised, this would need to be bound material.

Condition 11

The CEMP suggests that mud cannot be transferred from site. The need for wheel cleaning extends to any deleterious materials including the stone. It is not sufficient to react after any event. Measures should be in place ready, and the access is to be upgraded which in itself needs consideration.

Condition 12

Access to the site is via an existing track. The submission does not address the surfacing of the access from highway, which was raised as a concern at the outset. It appears to provide access details for the other (site) end of the track only.