

REFERENCE: 26-0494

PROPOSAL: PROPOSED GARAGE WITH ROOF TERRACE ABOVE,
NEW
ACCESS ARRANGEMENT AND ASSOCIATED WORKS

SITE: The Willows Old Roman Road Langstone Newport NP18
2JU

APPLICATION TYPE: FULL

CASE OFFICER: BEN WEBSTER

RECOMMENDATION: NO OBJECTION

Comments:

Concerning the Public Right of Way Footpath (no. 395/5/1) adjacent to your property boundary, the following points have to be considered prior to build:

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

