

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

The Town and Country Planning (Development Management Procedure)
(Wales) Order 2015 (as amended)

HEAD OF ENGINEERING & TRANSPORT

HIGHWAYS OBSERVATIONS

PLANNING APPLICATION NO: 2/3/26/0175/00
APPLICANT: MR ROBERT PRITCHARD
LOCATION: LAND AT HEOL Y COEDCAE, CWMMLYNFELL,
SWANSEA, SA9 2FY
PROPOSAL: CONSTRUCTION OF A NEW SINGLE CAR
GARAGE, SINGLE BLOCK CONSTRUCTION
WITH PITCHED ROOF. PLUS CONSTRUCTION
OF 1.3M HIGH BOUNDARY WALL AND
INSTALLATION OF VEHICULAR ACCESS GATES
(AMENDED PLANS RECEIVED 07/08/2026).

The Highway Authority, in responding to the above application, provides the following substantive response:

No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐

MY HIGHWAYS OBSERVATIONS ON THIS RECONSULTATION DATED 12.08.26 ARE AS FOLLOWS:-

No Highway objection subject to:

1. Notwithstanding the submitted plan titled 'Site Layouts as Existing and Proposed' No. 2026/0037/0001 Rev B, the boundary wall shall not exceed 600mm in height at the back of the footway and along both sides of the property boundary for the first 2.4m from the back of the back edge of footway. This height restriction shall be retained thereafter. Beyond these limits, the wall height may increase to a maximum of 900mm.
2. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.
3. Prior to first beneficial use of the garage, the associated driveway shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no

greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The use of an unbound material or gravel is not permitted.

SIGNED: ...D. Thomas.....

DATE: 24.08.2026.....

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