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:	2/3/26/0454/00
APPLICANT:	MR ADAM MCCOLLIN
LOCATION:	JERUSALEM CHAPEL, STATION ROAD, PONTRHYDYFEN, SA12 9SG
PROPOSAL:	RENOVATION AND CHANGE OF USE OF JERUSALEM CHAPEL TO RESIDENTIAL ACCOMMODATION (C3) WITH SMALL ADDITIONAL EXTENSIONS TO SIDE ANNEXE PLUS NEW PARKING ARRANGEMENT.

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 01/09/26 ARE AS FOLLOWS:-

The revised parking layout and submitted swept path analysis are considered to satisfactorily address the previous concerns regarding the provision of two off-street parking spaces and the ability for vehicles to turn within the site and enter and exit the Public Highway in a forward gear.

However, the following matters should be addressed in the interests of highway safety:

1. The existing stone boundary retaining wall within the required vehicular visibility splay shall be reduced to, and thereafter maintained at, a maximum height of 1.0m above the adjacent carriageway level, to ensure that adequate visibility is available to drivers emerging from the site.

2. The first stone-filled gabion basket located within the required vehicular and pedestrian visibility splay shall be reduced to, and thereafter maintained at, a maximum height of 600mm above the adjacent carriageway level, to prevent obstruction of visibility for vehicles exiting the site.

These amendments should be clearly shown on a revised plan to demonstrate that the required vehicular visibility splay will remain free from obstruction.

NOTES TO APPLICANT

SIGNED: Miss A Smith DATE: 22/09/2026
pp HEAD OF ENGINEERING & TRANSPORT

HIGHWAYS REF: OBS260454RECON