

Land At Former Abergarwed Service Station,
Neath Road, Abergarwed, NPTCBC, SA11 4EA

Pre-Commencement Highway Condition Survey

28 September 2026

Karl von Weber

BEng(Hons) CMILT

For and on behalf of
Mr James Carroll & Family



Project Ref: 2026-1001

LvW Highways Ltd
Highway, Traffic & Transport Consultants

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APPENDICES

Appendix A - Highway Condition Survey

1 INTRODUCTION

Development Details

- 1.1 LvW Highways Ltd has been appointed by Mr James Carroll & Family to produce a Pre-Commencement Highway Condition Survey (CMS).
- 1.2 A planning application for the “Creation of tourism park through conversion of equestrian store to meet and greet, ancillary café and playroom with 13 No. 2-bedroom bespoke lodges and 7 No. glamping pods together with parking and landscaping.” was submitted to Neath Port Talbot Council and validated on 27th November 2025 with reference number P2025/0841.
- 1.3 As part of the planning process, comments were received from the County Highway Authority (CHA), and at item 7, they specified: -

Prior to any works commencing on site, a condition survey shall be carried out on the B4242 Neath Road that fronts the proposed development site and submitted to and approved by the Local Planning Authority. A further condition survey shall be undertaken following completion of the development to identify any damage attributable to the works, together with a scheme for reinstatement.

Site location

- 1.4 Land At Former Abergarwed Service Station, Neath Road, Abergarwed, NPTCBC, SA11 4EA is located south of Abergarwed village. The site is currently accessible via the existing access off the B4242 Neath Road.
- 1.5 The site location in relation to the wider highway network is shown in **Figure 1**.



Figure 1: Site Location Plan (Source: OpenStreetMap)

- 1.6 **Figure 2** shows an Aerial view of the site as it was in June 2025.

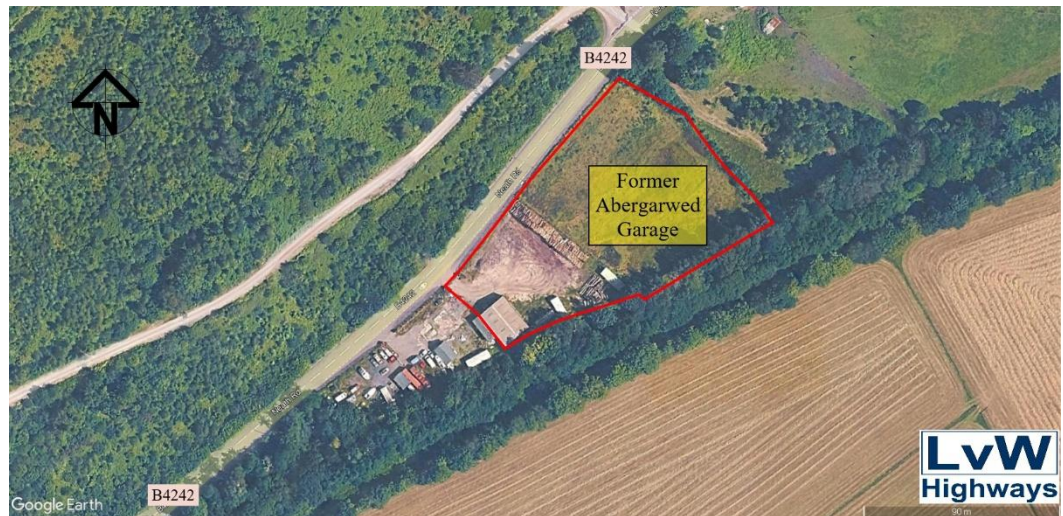


Figure 2: Aerial view of site (Source: Google Earth)

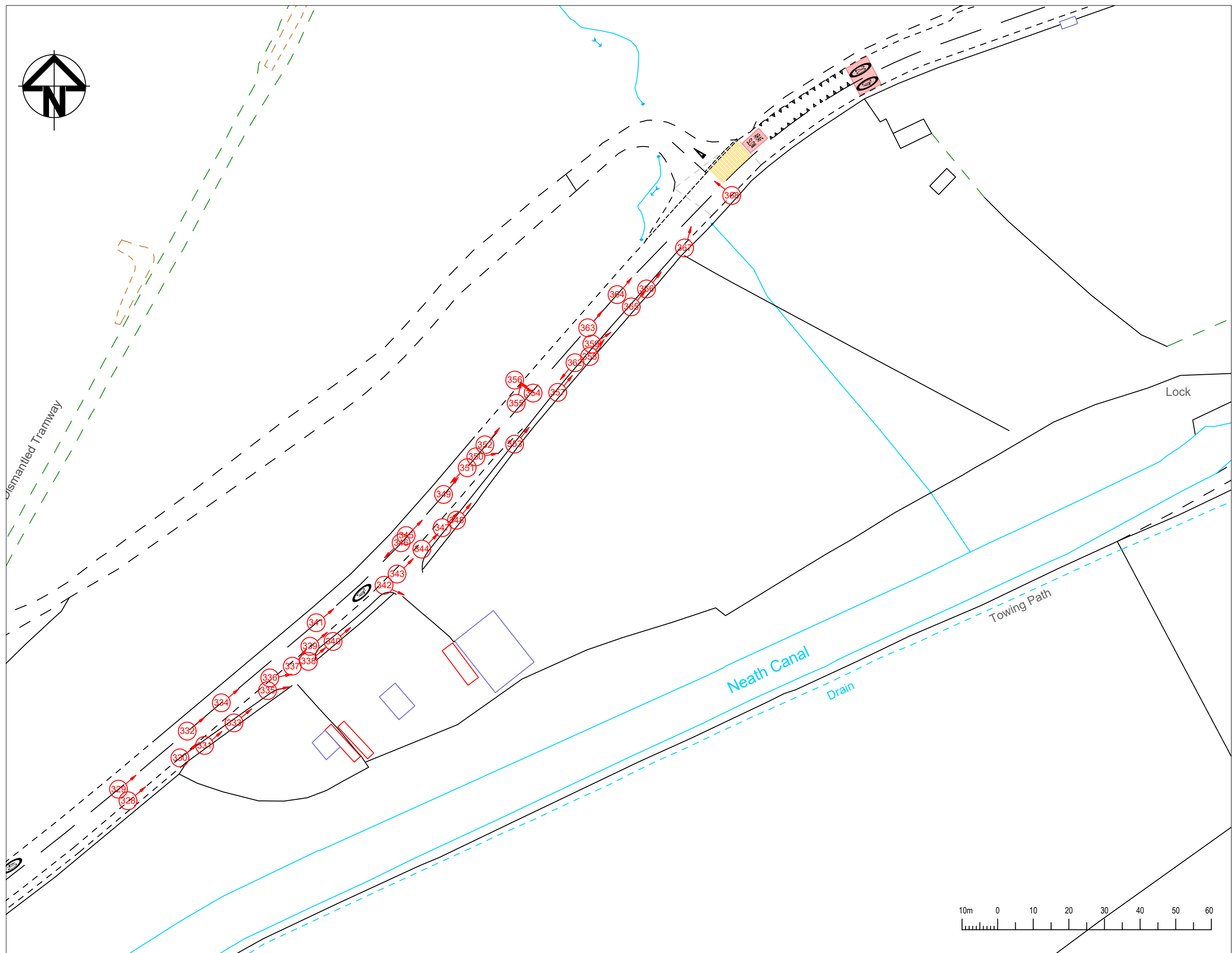
- 1.7 The site is fairly flat with a slight fall away from the B4242 carriageway, sloping away toward the Neath Canal.

2025/0841 - Pre-Commencement Highway Condition Survey

- 1.8 The survey was undertaken on Tuesday 8th September 2026 between 13:30 and 14:00. The survey was undertaken by walking the length of highway and taking photographic evidence of the highway conditions. These are included below in Appendix A with a plan showing the locations of the photographs.
- 1.9 No guarantees can be provided that the highway condition has not changed after these photographs were taken.

APPENDIX A

Highway Condition Survey



General Notes

1. ALL DIMENSIONS ARE INDICATIVE AND IN METRES UNLESS NOTED OTHERWISE.
2. DO NOT SCALE THIS DRAWING, USE FIGURED DIMENSIONS ONLY.
3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM (AOD) BASED ON THE TOPOGRAPHICAL SURVEY DRAWING SUPPLIED BY THE CLIENT.
4. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
5. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
6. THE SPECIFICATION IN ALL ASPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT RESIDENTIAL DESIGN GUIDE AND SPECIFICATION IN FORCE WITHIN THE COUNTY AT THE TIME OF CONSTRUCTION.
7. COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ENGINEER AND IT MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT.

A	For Highway Condition Survey	09.09.2026
No.	Revision/Issue	Date

Drawing Status
S0 - Work in progress

Firm Name and Address
LvW Highways
www.LvWHighways.com

Client
Mr James Carroll & Family

Architect
Architect

Project Name and Address
Land at former Abergarwed Service Station
B4242 Neath Road, Abergarwed,
Neath Port Talbot
SA11 4EA

Drawing Title
Site Layout
General Arrangement
Pre-Commencement
Highway Condition Survey

Designed KvW	Drawn KvW	Approved KvW
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Scale 1:1000@A3L	Date 09.09.2026
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Drawing Number 1001a-LVWH-GEN-NR-DR-HCS-401	Rev: A
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No.	Photo	Comments
P1070328		Overgrown footway
P1070329		General highway view
P1070330		Overgrown footway
P1070331		Overgrown footway
P1070332		General highway view

No.	Photo	Comments
P1070333		General highway view
P1070334		General highway view
P1070335		Overgrown footway
P1070336		Overgrown footway
P1070337		General highway view

No.	Photo	Comments
P1070338		Overgrown footway
P1070339		General highway view
P1070340		Overgrown footway
P1070341		General highway view
P1070342		Overgrown footway

No.	Photo	Comments
P1070343	 A photograph showing a two-lane asphalt road stretching into the distance. The road is flanked by green trees and foliage on the left. On the right, there is a green metal fence and a large, rusted metal container or structure.	General highway view
P1070344	 A photograph of a two-lane asphalt road with a white dashed line down the center. The road is bordered by a concrete curb on the right, followed by a green metal fence and some vegetation.	General highway view
P1070345	 A photograph of a two-lane asphalt road with a white dashed line down the center. The road is flanked by green trees and foliage on both sides.	General highway view
P1070346	 A photograph of a two-lane asphalt road with a white dashed line down the center. The road is flanked by green trees and foliage on both sides.	General highway view
P1070347	 A photograph of a two-lane asphalt road with a white dashed line down the center. A large, square, metal inspection chamber is visible in the center of the road.	Inspection chamber in carriageway

No.	Photo	Comments
P1070348		Patch work within footway around stop valvue
P1070349		General highway view
P1070350		General highway view
P1070351		General highway view
P1070352		General highway view

No.	Photo	Comments
P1070353		Inspection chamber in footway
P1070354		Collapsed gully grate
P1070355		Collapsed gully grate
P1070356		Collapsed trench reinstatement across highway
P1070357		General highway view

No.	Photo	Comments
P1070358		Patch work within footway
P1070359		Patch work within footway
P1070362		General highway view
P1070363		General highway view
P1070364		General highway view

No.	Photo	Comments
P1070365		General highway view
P1070366		Overgrown footway
P1070367		General highway view
P1070368		General highway view