

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: 2/3/25/0841/00
APPLICANT: Mr James Carroll & Family
LOCATION: Land At Former Abergarwed Service Station, Off
B4242 Neath Road, Abergarwed, Neath Port
Talbot, SA11 4EA
PROPOSAL: 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.

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 12/05/2026 ARE AS FOLLOWS:-

1. Proposed Site Plan Rev 03f continues to show the access area and car park constructed in permeable tarmac/bitumac.
Permeable bituminous surfacing will not be permitted within the highway network, except within designated parking bays, due to insufficient wear resistance under traffic loading.
2. Whilst a refuse and recycling area has been identified, this is not stand-alone and will likely conflict with incoming vehicles. Therefore, resulting as stacking on the highway.
3. The submitted swept path analysis indicates that refuse vehicle manoeuvring extends beyond the red line application boundary. This is not acceptable, as all vehicle tracking movements must be fully accommodated within the application site boundary, without reliance on adjoining land.

4. An independent HGV turning facility has not been satisfactorily demonstrated. It has not been clearly shown that refuse vehicles can enter and leave the site in a forward gear, without reversing onto the public highway.
5. No long sections have been submitted for the access roads or shared drives. Full engineering details are therefore still required to demonstrate compliance with the Highway Authority's standards.
6. No details have been provided in relation to a Construction Method Statement. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.
7. 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.

SIGNED: Miss A Smith
pp HEAD OF ENGINEERING & TRANSPORT

DATE: 26/05/2026

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