

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: 2/3/23/0970/00
APPLICANT: ST MODWENS DEVELOPMENTS LTD
LOCATION: CRYMLYN TIP, COED DARCY
PROPOSAL: ENGINEERING WORKS INCLUDING
INSTALLATION OF A LOW
PERMEABILITY WALL, LOCALISED
REPROFILING AND PLACEMENT OF
RESTORATION SOILS

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 PROPOSAL ARE AS FOLLOWS:-

No Highway objection subject to:

- No development shall commence (including any site clearance or enablement works), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for:
 - **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
 - **Drainage:** Details of drainage measures during construction to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by

the development.

- **General Site Management:**
 - details of the construction programme including timetable
 - details of site clearance
 - details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
- **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
- **Traffic Management:**
 - details of all site deliveries including routes of vehicles, plus delivery and construction times
 - details for the loading and unloading of plant and materials; details for the parking of vehicles of all site operatives and visitors
 - scheme for the erection of temporary/semi-temporary signage
 - The frequency and size of vehicles used to transport the waste material arising from the construction works;
- **Hours of working on site**, including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
- **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

SIGNED: DATE: 08/04/2024
pp HEAD OF ENGINEERING & TRANSPORT

HIGHWAYS REF: OBS230970