

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: 2/3/23/0861/00
APPLICANT: MARSHALLS MONO LIMITED
LOCATION: GWRHYD SPECIALIST QUARRY,
GWRHYD UCHAF FARM, GWRHYD
ROAD, PONTARDAWE, SWANSEA, SA9
2SB
PROPOSAL: RESTORATION, QUARRY LATERAL
EXTENSION & ERECTION OF NEW SAW
SHED WITHOUT COMPLIANCE WITH
CONDITIONS 3, 4, 5, 7, 8, 12, 13, 14, 15,
16, 20, 34, 37, 38, 39, 41, 46, 47, 52 AND
57 OF PLANNING PERMISSION REF.
P2010/0026 DATED 18 AUGUST 2011 TO
ALLOW FOR EXTENSION TO TIME
PERIOD FOR DEVELOPMENT,
REVISIONS TO PHASED WORKING &
RESTORATION PROGRAMME, AN
UPDATED DRAINAGE & SURFACE
WATER MANAGEMENT PLAN, A WIDER
PRODUCT RANGE FOR SALE AND
EXPORT AND GREATER FLEXIBILITY IN
THE HGVS SERVING THE SITE.

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
26.03.24 ARE AS FOLLOWS:-**

Section 106 Draft of Terms

Yes, this is correct it is for the anticipated maintenance over the proposed development. However, I must reiterate that the costs must be paid in full on signing of the agreement as previously agreed in our meetings.

Proposed Condition 12

In the interest of clarity I'd request that the individual highway routes/names be left in the condition, this clearly identifies the routes to be taken to and from the site. This scoping route has been previously agreed, however there has been instance where HGV's etc have utilised alternative routes to the Quarry with the specific highway names being written in the condition there is no discrepancy or doubt.

Proposed Condition 14

In the interest of clarity I'd request the wording be kept in, however if planning deem it to be a repetition of condition 12 then I am happy for it to be removed. In relation to the cleaning of the vehicles, the applicant has not provided any evidence to demonstrate that the signage approved under the 2018 application is still in situ – can this be provided, including a plan to show where within the site these signs are located. Tom – if you are happy this is all as per the 2018 application then I'm happy for this additional request to be removed.

Proposed Condition 15

NPTCBC Highway do not agree with the applicant's response. Increasing the variety of sizes and types of smaller vehicles could result in increased trip generation to and from the site, notwithstanding that the stone products are available through a variety of builders merchants for smaller purchasers all over the UK.

Tom can you clarify if this is still a dress stone quarry because of the need of the applicant to sell the aggregate stone – this appears to be an alteration to allow 'over the fence sales' to any and all. This appears to be turning the site into a retail outlet which is not what the consent is for?

NPT Note to Planning Officer

This should remain.

Drainage Condition 4

No objection to the proposed change to the wording within the condition.

SIGNED: DATE: 15/04/2024
pp **HEAD OF ENGINEERING & TRANSPORT**

HIGHWAYS REF: OBS230861RECON 26.03.24