

1 INTRODUCTION

- ## 2 PEDESTRIAN ROUTES

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- 2.2 Section 4.9 of the TSTP identifies that pedestrian access will be via the vehicular access, which is already used by pedestrian associated with the bowls club and Afan Lido FC, as well as from a new pedestrian only access on Moorland Road in the northern corner of the site.
- 2.3 A drawing showing a 1.2m pedestrian route around the car park has been prepared by GO Concept Designs and is attached as **Appendix B** and shown below in **Figure 2.2**.

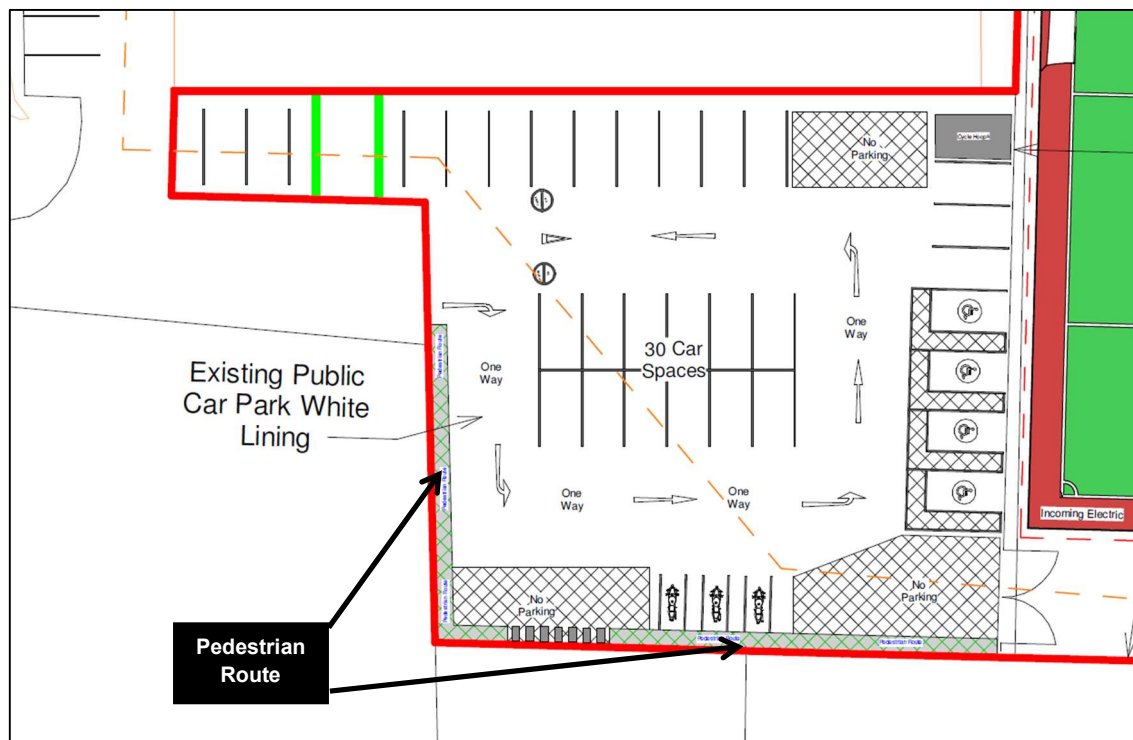


FIGURE 2.2: PROPOSED PEDESTRIAN ROUTE WITHIN CAR PARK

- 2.4 This has been achieved by relocating the motorcycle spaces but does not affect the vehicle tracking. However, two parking spaces are lost and so a total of 30 spaces is now proposed.

3 SPECTATOR'S STAND AND COMMUNITY HALL

- 3.1 The club has confirmed that the spectator's stand will provide seating for 100 spectators and not up to 150 as initially proposed.
- 3.2 The parking requirement for 100 seats in NPTC's 'Parking Standards Supplementary Planning Guidance' (SPG, October 2016) is 1 commercial vehicle space for operational purposes and a maximum of 7 car parking spaces for the non-operational elements, i.e., the spectator stand ($100/15 = 7$). Thus, the stand will require a maximum of 8 car parking spaces in total.

- 3.3 The club have advised that the proposed community hall is 79 sq.m if the changing rooms are excluded. The NPTC Parking Standard for a 'Community Centre' is shown below in **Figure 3.1**.

Zones 2 to 4		
Type of Development	Operational	Non-operational
Children's Play Centres	1 space per 3 members of staff	1 space per 20m ² of play area
Assembly Halls (Commercial) e.g. Bingo Hall	1 commercial vehicle space	1 space per 8 m ²
Assembly Halls (Social) e.g. Unlicensed Club / Community Centre	1 commercial vehicle space	1 space per 10 m ²
Cinemas, Theatres & Conference Centres	1 commercial vehicle space	1 space per 5 seats
Stadia	1 commercial vehicle space	1 space per 15 seats

FIGURE 3.1: PARKING TABLE FROM SPG

- 3.4 This results in a maximum requirement for the community hall of 9 car parking spaces (1 operational and 8 non-operational).
- 3.5 If the 11 spaces for players (participants) as identified in section 4.19 of the TSTP are added then the total parking requirement is 28 spaces (i.e., 8 + 9 + 11). It is worth adding that this calculation will include an element of double counting given that many of those using the spectators stand will also use the community hall and vice versa.
- 3.6 Nevertheless, the revised proposed provision of 30 car parking spaces is more than the number required by the NPTC Parking SPG and thus the level of parking proposed is acceptable for the uses proposed.
- 3.7 It remains our professional view that the proposed new facility will not have an adverse traffic impact upon the surrounding road network as most users will travel to and from the site by active modes of travel.

4 COACH PARKING

- 4.1 As stated in the TSTP, it is not envisaged that coaches will regularly visit the site via the car park but the swept path assessment of a bus/coach entering and exiting the car park demonstrates that this is possible.
- 4.2 Again, as stated in the TSTP, it is proposed that any visiting teams travelling by coach (itself not expected to be a regular occurrence) will utilise the bus/coach parking bays on Princess Margaret Way, which are within 270m (or a 3-minute walk) of the site.

5 SUMMARY AND CONCLUSIONS

- 5.1 In summary, this Technical Note responds to the three issues raised by NPTC highways and demonstrates that there are no highways or transportation reasons why this development should not be permitted.

APPENDIX A

NPTC Highways Response

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: 2/3/24/0194/00

APPLICANT:

LOCATION:

MUGA ADJACENT TO AFAN LIDO FOOTBALL CLUB, THE PRINCESS MARGARET WAY, ABERAVON

PROPOSAL:

RE-DEVELOPMENT OF EXISTING MULTI-USE GAMES AREA (MUGA) TO AN ALL-WEATHER THIRD-GENERATION ('3G') PITCH, SPECTATOR STAND, CHANGING ROOMS AND CLUBHOUSE, SUSTAINABLE DRAINAGE AND ASSOCIATED WORKS.

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 objection to the principle of the development subject to the following comments/concerns being addressed:

- All proposed pedestrian access routes to the development should be clearly annotated on a plan. Will pedestrians attending the site via foot have access through the car park? If so, provisions should be made for a designated pedestrian route through the carpark area in accordance with Active Travel requirements to avoid pedestrian-vehicle conflict.
- Will there be 100 or 150 seats in the stand. This has a material impact on the levels of parking required and the impact of the development on the surrounding highway network. Our assessments will be based on 150 seat capacity as a worst case scenario assessment unless you state otherwise. Parking associated with the clubhouse should also be considered in any parking assessment.

- The SPG Parking Standards (Oct 16) indicates that a coach space should be provided in association with any sports field. Whilst swept path analysis indicates a coach could theoretically navigate through the proposed car park, there is no area provided for a coach of a travelling team to park. We also wouldn't support a coach entering the car park to drop off/pick up. Where will a travelling team's coach park for the duration of the event if required?

NOTES TO APPLICANT

SIGNED:..... DATE: 19/07/2024.....
pp HEAD OF ENGINEERING & TRANSPORT

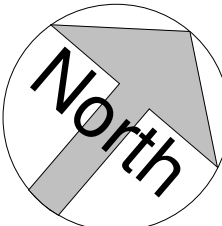
HIGHWAYS REF: OBS240194

APPENDIX B

Pedestrian Route Plan



NOTES:



North

Redline Boundary: 9918 sqm



DRAWING STATUS	
Planning	
PROJECT	
Afan United FC	
TITLE	
Proposed Site Plan Zoomed	
CLIENT	
Afan United FC	
DRAWN BY	DATE
Gareth Owen	02.08.24
SCALE (@A3)	PROJECT NO.
1 : 500	GOCD AUFC01
DRAWING NO.	REV
PA103	P04
GO CONCEPT DESIGNS LTD, 73 MARINER'S QUAY, PORT TALBOT, SA12 6AN	
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