

Planning Statement

Outline Planning Application P/24/0749 for Plots 3 and 4

at Old School Court, Neath Road, Bryn, Port Talbot, SA13 2BJ

RESPONSE TO HIGHWAYS OBSERVATIONS DATED 11th FEBRUARY 2025

1. Plots 3 & 4 exceed the recommended walking distance (25m) in which to carry refuse and recycling to a predetermined hardstanding, located to the rear of the footpath on the adopted highway, for kerbside refuse collection.

NPTCBC's Refuse vehicles are not permitted to pass onto un-adopted roads, or private driveways.

Technical Specifications 104 and 105 form part of the Council's Highway Technical Design Guide published on the Council's website. These documents clearly allow for Shared Private Shared Drives as shown on drawing 1177-P-03-A for 5 properties. Therefore an adoptable standard road is not required in this case. This is discussed in more detail in the response to Highway Observations in respect of Planning Application P/24/0750 for the site infrastructure.

Drawing 1177-P-03-B Proposed Site Plan shows the amendments made to Planning Application P/24/0750 for the infrastructure to serve the proposed development and other development on the site.

2. The drive shall be 3.6 metres minimum width and prior to first use of the dwelling shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface, to a permeable porous area or surface within the curtilage of the dwelling to a maximum gradient of 1 in 9, with no surface water allowed to flow out onto the public highway and permanently maintained as such thereafter.

The dwelling drives from the Private Shared Drive to dwelling parking areas are 3.0 m wide which is considered more than adequate for private cars (average width 1.80 m) or SUV'S (Max Width 2.1 m) to pass at slow speed a pedestrian who happens to be on that section of The dwelling's drive .

The car parking spaces are 2.60 x 4.80 m which conforms to the council's supplementary parking guidance.

3. No drive shall be closer than 2.5 metres to any boundary and pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of each access within which nothing over 600mm in height shall be erected or allowed to grow.

Splays 1.0 x 1.0 are shown on drawing 1177-P-03-B between dwelling drives and the Private Shared Drive which conform to the council's Technical Specification 104. No parking space is within 2.5 m of the Private Shared Drive.

4. Prior to occupation of the dwelling the forecourt boundary shall be set back 2.0 metres from kerb-line and the extra width shall be made up as footway construction in accordance with Highway Comments made for P2024/0750.

The boundary is set back 1.0 metres as shown on the council's Technical Specification 105.

5. Prior to occupation of the dwellings 2.4 metres by 25 metres visibility splays shall be provided in either direction at the points of access.

This vision splay available to both properties included in this application would be to the Private Shared Drives of the stated distance.

6. No surface water from within the curtilage of the dwellings shall be allowed to flow out onto the public highway or be connected into the highway drainage system.

Noted – This applies to Planning Application p.2004/0750

7. The driveway gradient is not to be steeper than 1 in 9

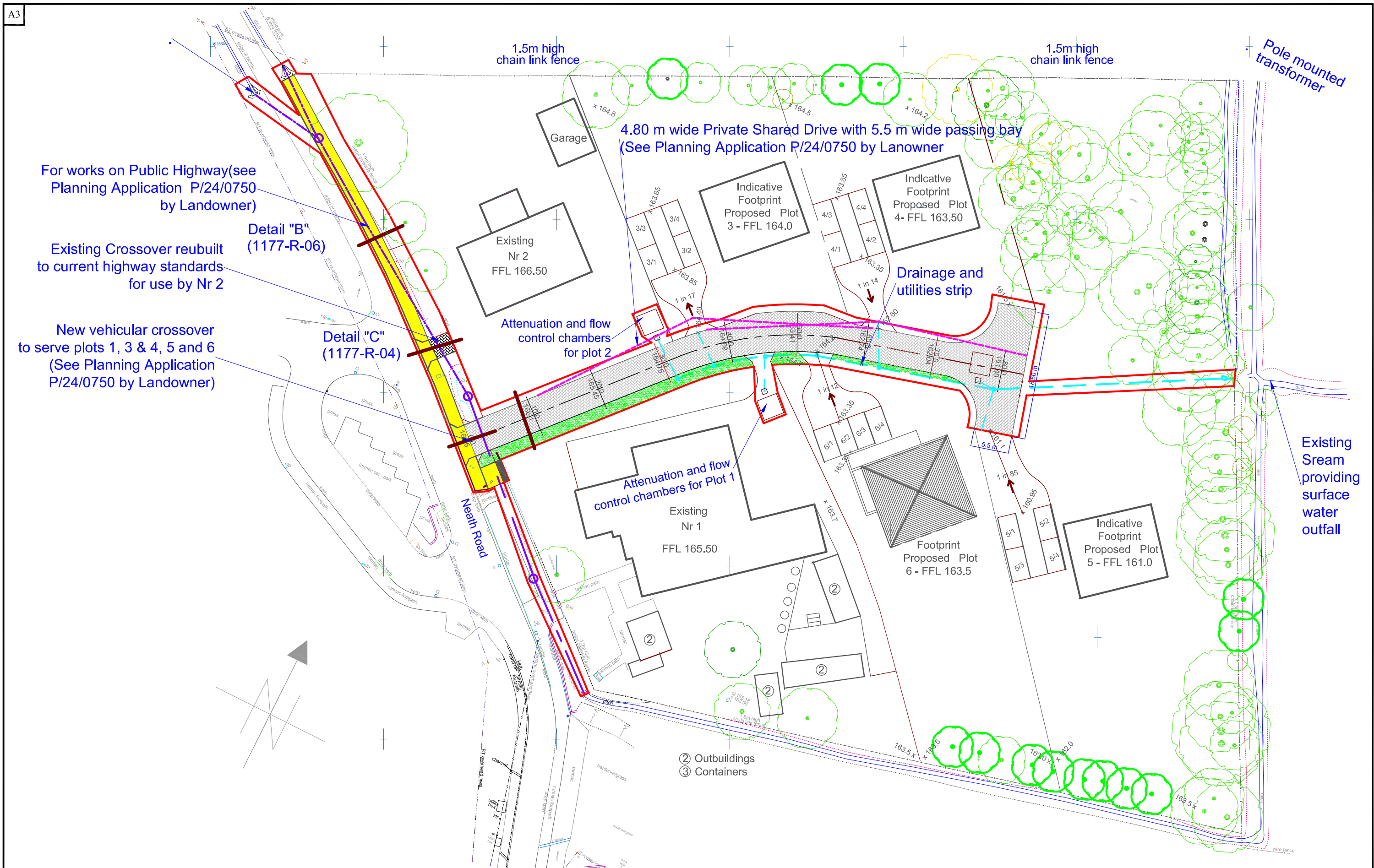
Neither of the drives to the two houses in this application has gradients greater than 1 in 9. The actual gradients are shown on drawing 1177-P-3-A

8. In accordance with NPTCBC's Parking Standards SPG Driveway Parking should achieve the below dimensions:

- ***Single drive 6m by 3.6m***
- ***Double driveway (side by side arrangement) 6m x 6.2m***
- ***Triple driveway (side by side arrangement) 6m x 8.8m***
- ***Double drive (tandem arrangement) 10.8m x 3.6m***
- ***Triple drive (tandem arrangement) 15.6m x 3.6m***

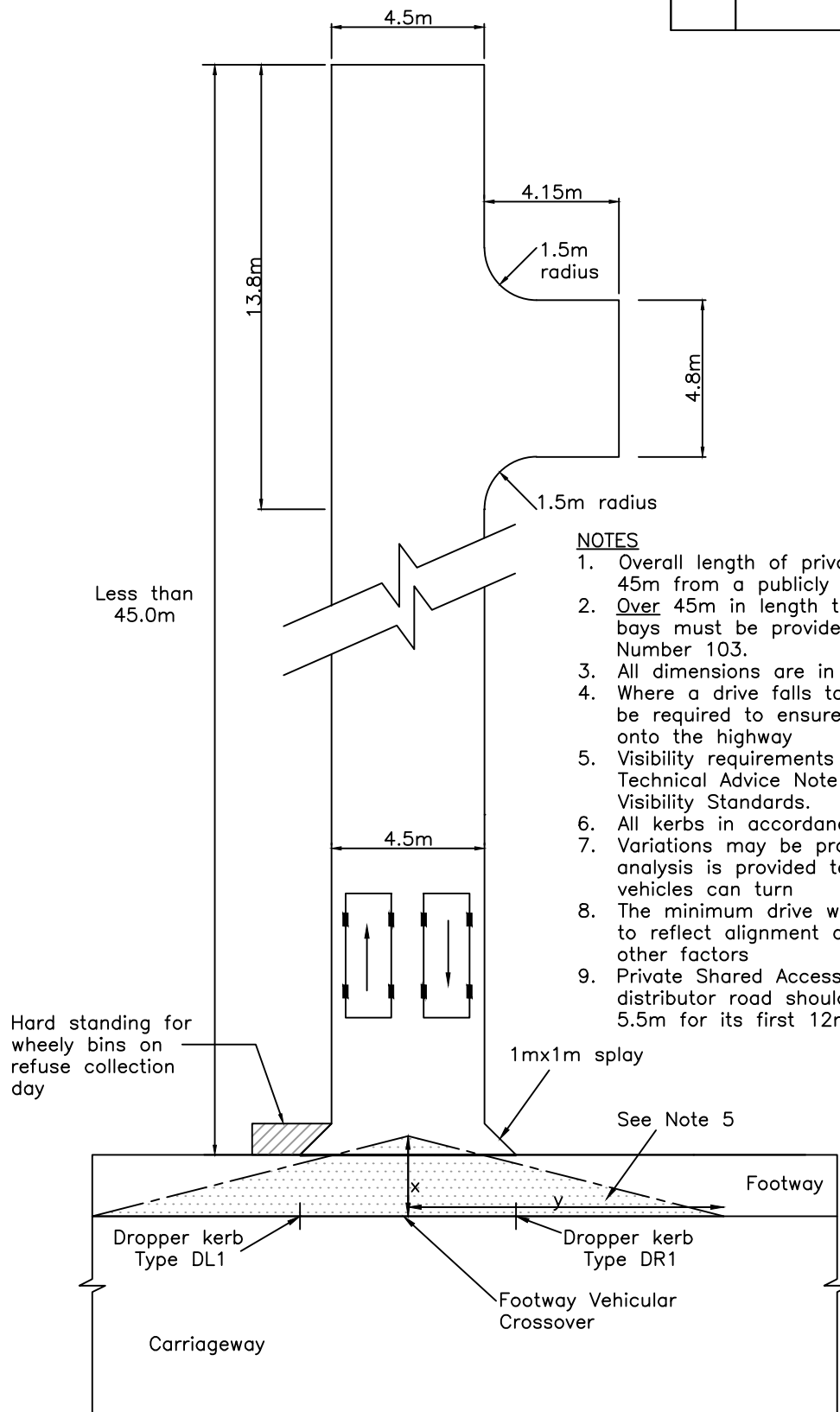
The drives are adequate for access to single dwellings as set out in the response to item 2 above.

The parking bay sizes are in accordance with the current Supplementary Parking Guidance dated October 2016.



			NOTES				Project: Proposed plots 3 and 4 Old School Court Neath Road Bryn, Port Talbot SA13 2BJ	PLANABUILD 8 Ely Court, Francis Street Tonyrefail, CF39 8EP Tel: 01443 674935 Email: planabuild@btinternet.com © Drawing Copyright Planabuild 2025
B	Passing bay added to private drive and notes amended	09-05-25	Scale	1:500	1177-P-03	B	Title: Proposed Site Layout	
REV.	DESCRIPTION	DATE	Date	10-11-24				
			Drawn	J W				

Rev.	Amendments	Date	Made By	Chk'd By

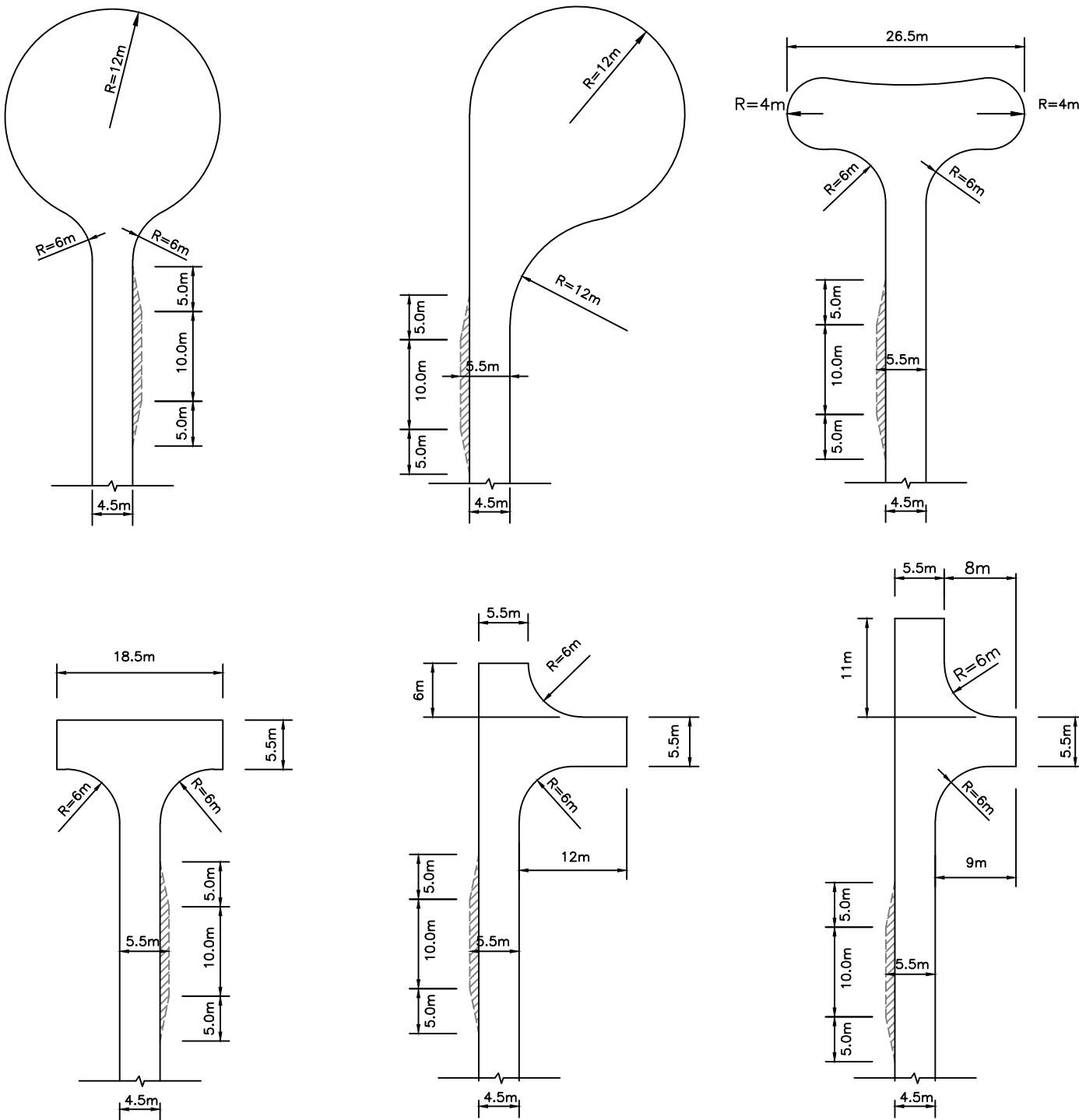


PRIVATE SHARED ACCESS SERVING UP TO 5 DWELLINGS
(LESS THAN 45M IN LENGTH)

COMMON STANDARDS FOR WALES HIGHWAY DESIGN GUIDE

Drawn	MT
Checked	SZ
Date	Feb '20
Scale	N.T.S.
Drg. No.	104
Rev.	

Rev.	Amendments	Date	Made By	Chk'd By



NOTES

1. No boundary wall/fence etc. to be erected within 1 metre of the kerb edge. (Developer should ensure that this is clearly included as a condition within the conveyance).
2. Variations may be proposed as long as a swept path analysis is provided to ensure service and delivery vehicles can turn.
3. Locations of passing bays to be determined on a site by site basis taking account of topography and visibility constraints and the alignment of the drive.
4. Private Shared Accesses off classified roads and distributor road should have a minimum width of 5.5m for their first 15m.

TURNING AREA AND PASSING BAYS – PRIVATE SHARED ACCESS (MORE THAN 45M IN LENGTH)

COMMON STANDARDS FOR WALES
HIGHWAY DESIGN GUIDE

Drawn	MT
Checked	SZ
Date	Feb '20
Scale	N.T.S.
Drg. No.	105
Rev.	