

Neath Port Talbot County Borough Council
The Quays,
Brunel Way,
Baglan Energy Park,
Neath,
SA11 2GG

Date: 15th April 2025

Our Ref: 2025-912

Reply To: Karl von Weber – Wales Office

Dear Sir / Madam

RE: [REDACTED] – **Highway Observations**

I refer to your Highway Observations in response to [REDACTED] query relating to [REDACTED] that also references Planning approval for P2016/0554 at Erw Fair, Tirbach Road, Ystalyfera, Swansea, SA9 2HX.

For ease of reference the observations are as follows: -

1. Vehicular visibility splays should be provided at 2.4m x 25m each side of the vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter. The walls and pillars would need to be reduced in height.
2. Pedestrian vision splays should be provided at 2.4 metres by 2.4 metres (measured back from back of footway) and shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.
3. The driveway 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 aloud to flow out onto the public highway and permanently maintained as such thereafter.
4. If the driveway is over 100m² it would therefore require SAB Approval. It is a breach of approval required under paragraph 7 (1) Schedule 3 of the Flood and Water Management Act 2010 whereby action will be taken by the Authority under The Sustainable Drainage (Enforcement) (Wales) Order 2018.
5. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.

In response: -

1. This is not a new access it is an existing access and there are no land use changes. Unfortunately, the suggested vehicular visibility splays can not and have never been achievable. Evidence of this can be seen from looking at the historical Google Earth images and historical Google Street view images and also the Council has recently painted 'H' bars across the driveways along Tirbach Road.

However, it is proposed to remove the recently erected brick pillars and replace them with much narrower gate posts significantly improving the visibility splays.

The reason for wanting to gate the entrance has come about due to the merging of three old clinics to the one next-door facility. Since this was established, visitors to the clinic have constantly parked within the driveway of Dan-y-Coed and Erw Fair assuming it is part of the public highway where as it is private land. There has also

been experiences of parents disposing used nappies and other refuse within the driveway.

As suggested in item 5, the gate to Dan-y-Coed will open inwards but the gate to Erw Fair will be a sliding gate positioned behind the adjacent wall.

2. Concerning pedestrian vision splays, there are no segregated footways along Tirbach Road. As previously stated, these are existing driveways that have not changed and have been in constant use since the houses were built. There is no change to the use of the driveway it is proposed to just add gates to stop visitors to the clinic from parking within the driveway.
3. Noted.
4. Noted.
5. The proposed gate to Dan-y-Coed will open inwards but the proposed gate to Erw Fair will be a sliding gate positioned behind the adjacent wall.

In summary, the recently erected brick pillars will be removed and replaced by much narrower gate posts. There will be no change to the achievable visibility splays than that experienced since the original driveways were constructed.

We have attached some extracts from Google Earth aerial and Google Maps Street view available online showing the historic views of the driveways.

Please would you consider this information and let us know if the proposed removal of the recently constructed central brick pillars to be replaced with much narrower gate post is acceptable to the Planning and Highway Authority Officer.

This letter provides evidence of the historic layout of the access to Dan-y-Coed and Erw Fair. There is no proposed land use change, all that is requested is the permission to erect gates off the public highway to safeguard the two properties!

Yours sincerely

Karl von Weber

Director

For and on behalf of LvW Highways Ltd

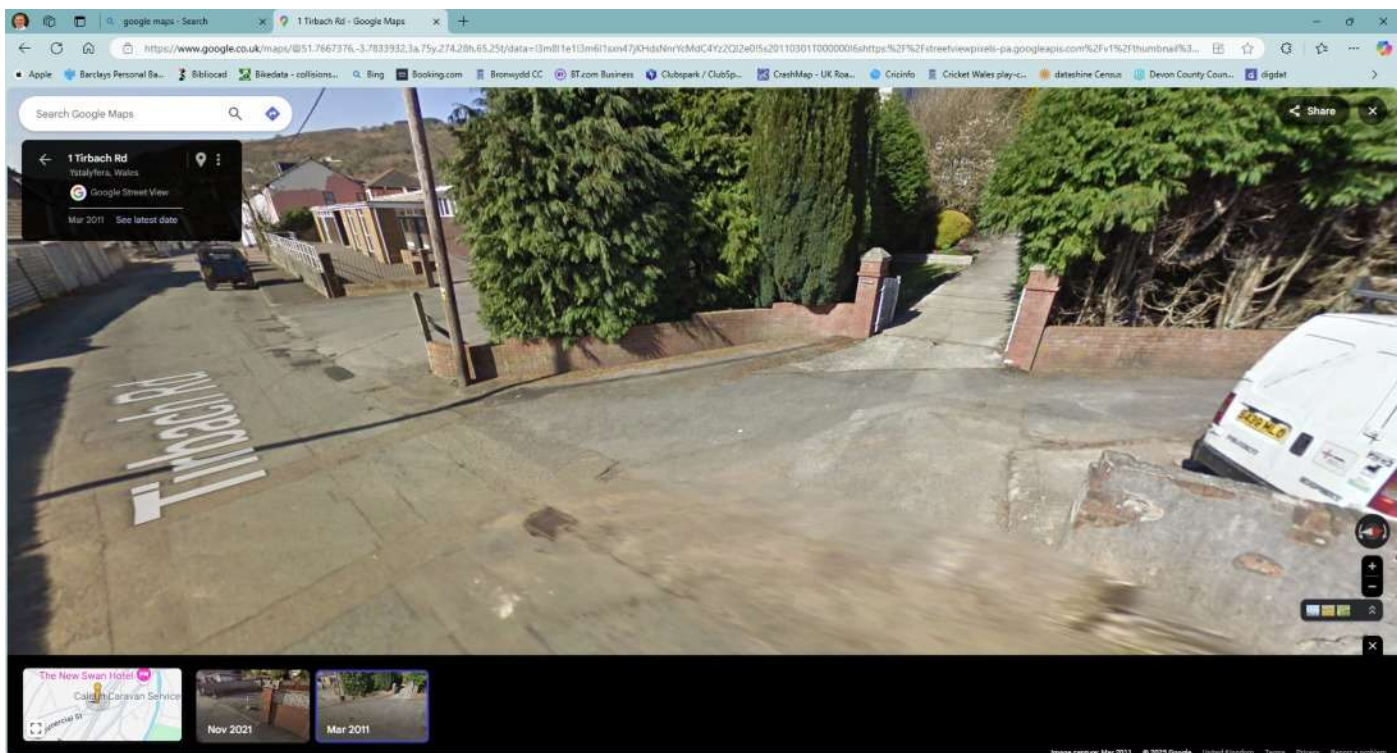




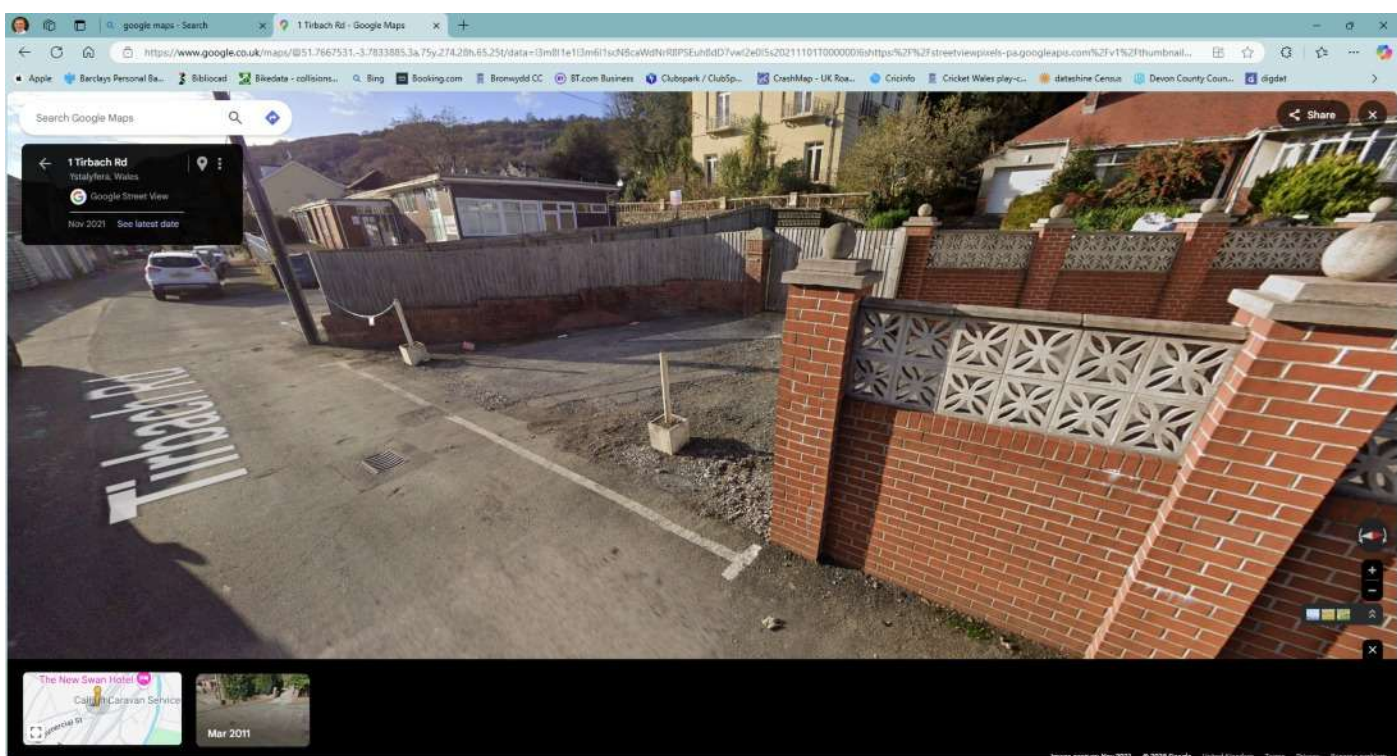
2020

Google Earth
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An aerial satellite view of a residential neighborhood. A large, white, serif '2021' is overlaid on the right side of the image. The scene shows houses with various roof colors (brown, grey, orange), green lawns, and trees. A road runs diagonally through the center. In the bottom left corner, the 'Google Earth' logo and '© 2021 Google' are visible. In the bottom right corner, there is a north arrow and a scale bar indicating 40 meters.



Google Earth Street View 2011



Google Earth Street View 2021

These images are taken from Google Earth and Google Maps. They show that the access driveway to Dan-y-Coed and Erw Fair is existing and that there has been no change to the driveway entrance at Tirbach Road from 2006 to 2021 and no amendments to the driveway are proposed.

It is only proposed to erect gates across the entrance to stop visitors to the Clinic from parking within the driveway and dumping their rubbish in the driveway protecting the environmental amenity of the residents.