

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: 2/3/25/0886/00
APPLICANT: MS REBECCA MADGE
LOCATION: GLAN NANT BUNGALOW, WERN TERRACE,
A4107 FROM CYMMER TO BLAENGWYNFI,
CYMMER, NEATH PORT TALBOT, SA13 3NL
PROPOSAL: PROPOSED SIDE PATIO, ANCILLARY OFFICE
AND STORE ROOM BASEMENT EXTENSIONS
AND RETENTION OF FRONT OUTBUILDING

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:

1. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) measures to control the emission of dust and dirt during construction
 - (v) **The Construction Method Statement shall be signed by a competent person(s).**

NOTES TO APPLICANT

N. Waters

SIGNED: DATE: 08/04/2026
pp HEAD OF ENGINEERING & TRANSPORT

HIGHWAYS REF: OBS-2-3-25-0886-00.docx