

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: 2/3/25/0460/00
APPLICANT: MR RHYS BOWDEN
LOCATION: 24 STANDERT TERRACE, SEVEN SISTERS,
NEATH PORT TALBOT, SA10 9DF
PROPOSAL: PROPOSED SINGLE STOREY DETACHED
OUTBUILDING/GARAGE STRUCTURE AND
CONSTRUCTION OF AN OFF-STREET PARKING
AREA PLUS RETROSPECTIVE CONSENT
SOUGHT FOR THE ERECTION OF A BOUNDARY
WALL OF VARYING HEIGHT BETWEEN 0.15M
AND 1.8M AND THE CONSTRUCTION OF A 2.3M
HIGH WOODEN PEDESTRIAN ACCESS GATE.
(AMENDED PLANS RECEIVED SHOWING
ALTERED OFF-STREET PARKING AREA,
VISIBILITY SPLAYS AND POROUS PAVING
SPECIFICATION)

The Highway Authority, in responding to the above application, provides the following substantive response:

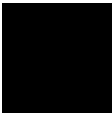
No comment	☐
No objection (subject to any specified conditions below)	☒
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☐
Objection – on the grounds set out below	☐

MY HIGHWAYS OBSERVATIONS ON THIS RECONSULTATION DATED 31.03.26
ARE AS FOLLOWS:-

No objection subject to the below conditions:

1. Notwithstanding the detail provided on drawing 'Existing and Proposed Plans' Revision H, the impermeable separation layer should extend 2.5m away from the back of footway to protect the integrity of the existing adopted footpath.
2. Prior to first beneficial use of the outbuilding, the parking area shall be completed as per the approved details and the boundary wall height reduced as per drawing CPD-002, Rev D.

NOTES TO APPLICANT

 SIGNED: .. 

DATE: 13/04/2026

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