

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: 2/3/25/0794/00
APPLICANT: Ruth And Huw Howell
LOCATION: 74 Pine Valley, Cwmavon, Neath Port Talbot,
SA12 9NG
PROPOSAL: SINGLE STOREY SIDE EXTENSION, NEW SIDE
AND REAR RAISED DECKING AND RETENTION
OF FRONT BOUNDARY WALL

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:-

It is noted that the driveway area shown in amended drawing *24-457P/107 Rev G* shows 2 vehicles parked off-street, with one parking space located along the orientation of the existing driveway and garage, with a portion of the additional space being located in the existing front garden area, as recommended by previous highway observations.

The amendments to the parking layout are acceptable by NPTCBC's current standards. Therefore, we offer no Highway objection to the scheme, subject to it being built in accordance with drawings *24-457P/107 Rev G* & *24-457P/106 Rev H* and the following conditions remain applicable:

1. Prior to first use the drive 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.
2. No surface water from within the curtilage of the dwelling shall be allowed to flow out onto the public highway or be connected into the highway drainage system.

NOTES TO APPLICANT

For the extemnsion of a vehicular crossing over the footway, you should contact the Highways and Engineering Manager of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel.No. 01639-686344). If you propose to do the work yourself you should contact the above prior to commencing any works within the highway in order to arrange the necessary indemnity and specification for the works.

SIGNED: N. Evans DATE: 23/04/2026
pp HEAD OF ENGINEERING & TRANSPORT

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