

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: 2/3/26/0206/00
APPLICANT: MR VICTOR JOHNSON
LOCATION: CYMRIC HOUSE, STATION ROAD TO
BETHANY CAR PARK LANE, PORT TALBOT,
NEATH PORT TALBOT, SA13 1PQ
PROPOSAL: SECTION 73 APPLICATION TO VARY
CONDITION 2, TO ALLOW VARIATION TO THE
INTERNAL LAYOUT AND FENESTRATION
APPROVED BY PLANNING PERMISSION
P2021/0032 ALLOWED BY APPEAL ON THE
23/06/2022. PERMISSION P2021/0032 IS FOR
CHANGE OF USE FROM OFFICES (USE CLASS
B1) TO 11 X SELF-CONTAINED FLATS (USE
CLASS C3) INCLUDING ALTERATIONS TO
FENESTRATION.

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:-

The Local Highway Authority raises no objection on highway safety grounds to the variation of Condition 2 of planning permission P2021/0032 to allow alterations to the internal layout of the development. As there is no change to the approved number of flats or the number of bedspaces, the proposal does not result in any material highway impact. Accordingly, the Highway Authority's comments provided in 2021 remain applicable.

SIGNED: Miss A Smith..... DATE: 27/04/2026.....
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