

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: 2/3/26/0184/00
APPLICANT: Mr Dewi Williams
LOCATION: 2 Kern Close Sandfields Neath Port Talbot SA12
7SS
PROPOSAL: Change of use of land to incorporate into domestic
garden / driveway area.

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:-

I have concerns as follows:

The right-hand vision splay for vehicles and pedestrians will cross 3rd party land. This is unacceptable as something could be erected on this land that would compromise visibility at this access. There is also a proposed 1.2m wall either side of the proposed driveway which will obstruct vehicular and pedestrian vision. There should be nothing over 600mm within these vision splays.

The applicant needs to resubmit a plan that demonstrates pedestrian and vehicular vision splays can be achieved in accordance with Manual for Streets.

NOTES TO PLANNER

The applicant will need to purchase additional land to overcome the issue of vision splays crossing third party land.

Widening the existing driveway as opposed to creating a new access may be a better option if the applicant can demonstrate that it improves the existing driveway in terms of vehicular and pedestrian visibility.

N. Waters

24/04/2026

SIGNED: DATE:
pp HEAD OF ENGINEERING & TRANSPORT

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