

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: 2/3/26/0210/00
APPLICANT: Mr Andrew Manning
LOCATION: 18 Pen Y Cae Road, Port Talbot, Neath Port
Talbot, SA13 2EL
PROPOSAL: APPLICATION TO APPROVE DETAIL REQUIRED
BY CONDITION 3 (STRUCTURAL
CALCULATIONS) PURSUANT TO PLANNING
PERMISSION P2025/0553 (NEW VEHICULAR
ACCESS AND RAISED CAR PARKING BAY)
APPROVED ON 11.03.2026

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:-

We offer no Highway objection to the submitted *Structural Calculations* as required by condition 3 of approved planning application P2025/0553 approved on 11/03/2026.

NOTES TO APPLICANT

SIGNED: N. Evans DATE: 01/05/2026
pp **HEAD OF ENGINEERING & TRANSPORT**

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