

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: 2/3/26/0241/00
APPLICANT: Mr Mahish Thevarajah
LOCATION: 32 Station Road, Port Talbot, Neath Port Talbot,
SA13 1JS
PROPOSAL: CHANGE OF USE FROM B8 STORAGE TO C5
DWELLINGHOUSE TO BE USED OTHERWISE
THAN A SOLE OR MAIN RESIDENCE AND
OCCUPIED FOR 183 DAYS OR FEWER.

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 Highway Authority raises no highway safety objection to the proposed development.

The application relates to the use of the site as a first-floor studio flat, which will not be utilised for the full calendar year. As such, the anticipated level of trip generation associated with the development is expected to be low.

The site is located on Station Road, which benefits from good sustainable transport links, including access to public transport and local services within easy walking distance. In this context, the proposal is considered to be in a sustainable location and does not require the provision of dedicated off-street parking.

NOTES TO APPLICANT

Whilst three parking bays are indicated on the submitted plans, these are not considered necessary to ensure highway safety. However, should parking provision be incorporated, it should accord with the Authority's adopted standards, as follows:

- Single driveway: 6.0m x 3.6m

- Double driveway (side-by-side arrangement): 6.0m x 6.2m
- Triple driveway (side-by-side arrangement): 6.0m x 8.8m

SIGNED: Miss A. Smith..... DATE: 12/05/2026.....
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