

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: 2/3/26/0229/00
APPLICANT: Mr Gittins
LOCATION: Brynawel, Lane From Glyn Neath Road To
Brynawel, Resolven, Neath Port Talbot, SA11 4DT
PROPOSAL: SUBDIVISION OF A SINGLE RESIDENTIAL
DWELLING INTO THREE RESIDENTIAL
DWELLINGS.

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 no highway objection to the proposed subdivision of one dwelling house into three separate dwellings subject to the following conditions:

1. Notwithstanding the submitted plans, an access track improvement plan shall be submitted to and approved in writing by the LPA detailing all proposed improvement work to the access track. It shall include the following detail:
 - Location and dimensions of any road widening/passing bay areas which shall be designed and constructed in accordance with our Neath Port Talbot Highway Development Design Guide for Residential, Commercial & Industrial Developments.
 - Construction details for any proposed access track widening including any details of retaining works if required.
2. The proposed parking bays should be kept separate for each dwelling and should have minimum dimensions of:
 - Single space – 6m x 3.6m
 - Double (side-by-side) – 6m x 6.2m
 - Triple (side-by-side) - 6m x 8.8m

3. A turning area needs to be provided within the curtilage of the development which shall be sufficiently sized to allow the largest vehicle that will service the site to turn and exit in a forward gear. The turning area shall be separate to any car parking spaces and be kept open and unobstructed at all times.

NOTES TO PLANNER

Although officially one dwelling, the current house on the site is being used as three separate dwellings currently and therefore allowing them to be formally split will not lead to any additional trips along the access track or junction with Glynneath Road. The applicant is seeking to make some improvements to the access track which will be a betterment over existing conditions and therefore improving highway and pedestrian safety at the location.

Notwithstanding the above, the access track does have a substandard construction and geometry, and we would support no further development after this one unless substantial improvement works were carried out.

SAB Approval may be required if the construction area of the parking bays and access track improvements exceeds 100m².

N. Waters

12/05/2026

SIGNED: DATE:

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