

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: 2/3/25/0676/00
APPLICANT: MR KASHIF AFSAR
LOCATION: GLAN GARNANT CARE HOME, GLAN
GARNANT, NEUADD ROAD, GWAUN CAE
GURWEN, NEATH PORT TALBOT, SA18 1UF
PROPOSAL: PROPOSED EXTENSION TO ACCOMMODATE 4
ADDITIONAL BEDROOMS, A LOUNGE AREA, TO
THE GROUND FLOOR, OFFICE SPACE TO THE
ATTIC AND ADDITIONAL SPACE TO STAFF
ROOM AND LAUNDRY ROOM TO THE LOWER
GROUND FLOOR.

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:-

Concerns have been identified below:

1. Vehicular visibility accessing and egressing the site is very poor and below current standards. Please could the existing visibility splays be provided on a drawing, with any improvements that can be made within the red line boundary to improve visibility at this location.
2. Parking space 28 would not be achievable on site, as there is not a suitable passing distance between the parked car and concrete footpath.
3. All parallel bays should be a minimum of 6m x 2.4m, the increase in length is to allow parallel parking to be achieved when there are other vehicles parked in the adjoining bays.

4. Please provide the staffing numbers for the care home to ensure that the number of parking spaces that are required are being met, there will be a need to include the additional spaces for the proposed extension.
5. No development shall commence (including any site clearance), until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction phases. The Statement shall provide for:
 - a. **Construction methods:** details of the extent and phasing of development; details for the storage and management of plant and materials used in constructing the development
 - b. **Drainage:** Details of drainage measures during construction phases to ensure that the drainage of any adjoining land, and land downstream is not interrupted or otherwise adversely affected by the development.
 - c. **General Site Management:**
 - i. details of the construction programme including timetable
 - ii. details of site clearance
 - iii. details for erection and maintenance of security hoarding including decorative displays and facilities for public viewing.
 - d. **Control of Nuisances:** Wheel washing facilities and measures to control light spill.
 - e. **Traffic Management:**
 - i. details of all site deliveries including routes of vehicles, plus delivery and construction times
 - ii. details for the loading and unloading of plant and materials; details for the parking of vehicles of site operatives and visitors
 - iii. scheme for the erection of temporary/semi-temporary signage
 - iv. The frequency and size of vehicles used to transport the waste material arising from the construction works;
 - f. **Hours of working on site,** including specified hours for deliveries; details of restrictions to be applied during construction and demolition works (including timing, duration and frequency of works) to prevent noise or nuisance amenity issues to surrounding properties.
 - g. **Responsible Persons:** details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details, the CEMP must also be signed by the responsible person.

SIGNED: DATE: 24/10/2025
pp HEAD OF ENGINEERING & TRANSPORT