

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: 2/3/25/0485/00
APPLICANT: Mr Wayne Rowles
LOCATION: 1 Percy Road, Cynonville, Neath Port Talbot,
SA13 3HL
PROPOSAL: SINGLE PROPOSED DETACHED HOUSE WITH
INTEGRAL GARAGE.

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 amendments to the scheme in *AR02* are acceptable in principle.

Please note the following conditions that remain applicable to this scheme:

1. Prior to first use of the dwelling the drive shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface, to a permeable porous area or surface within the curtilage of the dwelling to a maximum gradient of 1 in 9, with no surface water allowed to flow out onto the public highway or be connected into the highway drainage system and permanently maintained as such thereafter.
2. Prior to first use of the dwelling, the forecourt boundary setback and the extension and tie-in of the associated pedestrian footway shall be built in full accordance with drawing *AR02*, and in line with *DDA Regulations* and *Highways Technical Design Guide*. The works shall be carried out to an appropriate highway standard and shall be retained open and free for public use thereafter.
3. Prior to first beneficial use the applicant is to construct a vehicular footway extension and highway access to Highway Authority specification and design as detailed on drawing *AR02*.

4. Prior to occupation of the dwelling 2.4 metres by 25 metres visibility splays shall be provided in either direction at the point of access (Source: *Manual for Streets*).
5. Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be provided and maintained each side of each access.

NOTES TO APPLICANT

For the construction of a footway extension and vehicular access, you should contact the Highways and Engineering Manager of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel. No. 01639-686344 or 686407). If you propose to do the work yourself you should contact the above prior to commencing any works within the highway in order to arrange the necessary indemnity and specification for the works.

SIGNED: N. Evans DATE: 05/05/2026
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