

OFFICER REPORT

Application Number: P2026/0210

Site Address: 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

Applicant: Mr Andrew Manning

Agent: Mr Tony Collins

Ward: Port Talbot

Application Type: Discharge of Conditions

Valid Date: 17th April 2026

Statutory Expiry Date: 11th June 2026

Ext. of Time / PPA date:

Publicity Expiry Date: 14th May 2026

RECOMMENDATION - Approved

OFFICER REPORT – DETAILS REQUIRED BY CONDITION

App. Number:	P2026/0210
Location:	18 Pen Y Cae Road, Port Talbot
Description of Development:	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
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DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY CONDITION RELATES:

App. Number:	P2025/0553
Development:	New vehicular access and raised car parking bay

DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following condition of the above planning permission:

Condition 3

Prior to the commencement of construction works on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the car parking area's retaining features, including full structural calculations and material details. The approved retaining features shall be fully implemented on site prior to the first beneficial use of the parking area and maintained as such thereafter.

Reason:

In the interest of visual amenity, residential amenity of the neighbouring properties and land stability, and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan

BRIEF DESCRIPTION OF SUBMITTED DETAILS

The application has been supported by the submission of retaining wall details (sectional drawings) and structural calculations.

CONSULTATIONS / REPRESENTATIONS

Highways – No Objection

Engineering and Transport – No Objection

ASSESSMENT

Condition 3 of application P2025/0553 requires the submission of structural calculations detailing the retaining features of the car parking bay area. Highways together with Engineering and Transport have both provided responses confirming no objection to the submitted details. As such, it is considered that the submitted details meet the requirements of Condition 3.

CONCLUSION

Condition 3 of planning permission P2025/0553 can be discharged following the responses from Highways and Engineering and Transport.

CHECKLIST

• Has the Original Decision Notice been revised to include details of the approved details (“the Living Decision Notice”) and a copy provided with the report	☒
• Once approved, has the revised ‘Living Decision Notice’ been uploaded onto the Online Register (and previous versions superseded)	☐

RECOMMENDATION

Approved

Subject to the following conditions/reasons, which have been imposed for the reasons stated:-

Case Officer

Thomas Lewis

Telephone No. 01639 686226

Date of Recommendation 27th May 2026