

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: 2/3/26/0067/00
APPLICANT: N/A
LOCATION: 48 STATION ROAD, PORT TALBOT, NEATH
PORT TALBOT, SA13 1LJ
PROPOSAL: PROPOSED REDEVELOPMENT OF FORMER
BANK TO 13 AFFORDABLE ACCOMMODATION
UNITS AND OFFICE (A2)

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 level of accommodation and intensity of use is considered acceptable, given the site's sustainable location and good access to local amenities and alternative modes of transport. Therefore, the lack of on-site parking provision is suitable in this instance.

However, I have the following highway safety concerns in relation to the layout of the proposal:

1. The proposed communal bin store (residential) is not acceptable as it is not directly accessible from the adopted highway, requiring bins to be presented on collection days in a manner that risks obstructing the footway and compromising pedestrian safety. The bin store should be relocated to a position directly accessible from the adopted highway to ensure safe and practical servicing.
2. Cycle parking should be provided in accordance with the Authority's standards, with details of the type, location and security of the proposed provision to be submitted for approval.

3. No doors, gates or windows at ground floor level shall open outwards over or onto the public highway.
4. No details have been provided for refuse storage or collection arrangements associated with the office use. The office element should be served by a separate bin store and private collection arrangements to avoid conflict with the residential provision.

SIGNED: Miss A Smith DATE: 26/05/2026
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