

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: 2/3/25/0187/00RECON
APPLICANT: BARRY COLLINS
LOCATION: LAND AT TYN-Y-CAEAU, MARGAM, PORT
TALBOT, SA13 2NR
PROPOSAL: ERECTION OF A DATA CENTRE (USE CLASS B8)
AND SUPPORTING INFRASTRUCTURE,
PARKING, ALTERATION TO ACCESS,
DRAINAGE, LANDSCAPING AND ASSOCIATED
WORKS. INCLUDING DEMOLITION OF EXISTING
ANNEX AND RETENTION OF THE EXISTING
BUILDING FOR ANCILLARY USE, SUBSTATION
AND POWER CONNECTION TO THE EXISTING
WESTERN WOOD BIOMASS PLANT.

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:-

No highway objection subject to:

1. Prior to the commencement of work on site, a scheme shall be submitted to and approved in writing by the LPA detailing the signage and carriageway markings that will be implemented to control traffic using the proposed junction. This should be in accordance with the TSRGD 2016.
2. All works to be constructed on the public highway shall be subject to a Road Safety Audit stage 1-4 in accordance with GG 119 of the Design Manual for Roads and Bridges. Each stage of the Road Safety Audit shall be submitted for approval in writing by the Local Planning Authority. All issues highlighted at each stage, being addressed to the written approval of the Local Planning Authority within three months of that stage of the Road Safety Audit has been approved.

3. Parking requirements for data centres are not specified in our SPG Parking Standards (Oct 2016), therefore whilst we are satisfied with the parking provision for the office element of the development, we cannot ascertain the amount of parking required for the data centre element of the proposal. Therefore we accept the proposed 12 parking spaces based on the assessment provided in Section 5 of the submitted Transport Assessment however this level of parking is only acceptable to this specific development.
4. EV charging needs to be provided at a rate of 10% (1 EV charging space for this development).
5. A Construction Method Statement should be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The statement shall provide for:
 - (i) the parking of vehicles of site operatives and visitors
 - (ii) loading and unloading of plant and materials
 - (iii) storage of plant and materials used in constructing the development
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - (v) wheel washing facilities
 - (vi) measures to control the emission of dust and dirt during construction
 - (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - (viii) scheme for the erection of temporary/semi temporary signage warning drivers of speed restrictions.
 - (ix) Scheme for controlling construction traffic associated with the development which should include the following:
 - Number of HGV vehicles associated with the construction phase
 - What days and times deliveries will be permitted to enter the site
 - Construction traffic route
 - What mitigation measure are proposed to minimise the impact on disruption and highway safety.
 - (x) The Construction Method Statement shall be signed by a competent person(s).

The approved Statement shall be adhered to throughout the construction period.

NOTES TO APPLICANT

Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway.

You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mr Nicholas Waters, telephone number (01639) 686051 or e-mail **n.waters1@npt.gov.uk**) to agree the specification, enter the agreement and arrange on-site inspection of your works.

Works on the Existing Highway

Developers' attention is drawn to the provisions of Section 278 of the Highways Act, 1980 in cases where a development would require access or other works to be carried out within the existing highway. Where highway works to benefit a development require land adjacent to an existing highway to be constructed upon together with works on the existing public maintained highway, a hybrid S38/278 shall be used. Works that are to be undertaken within the existing public maintained highway only will require a S278 agreement. No Work shall be undertaken on the existing public maintained highway until the appropriate legal agreement has been entered into.

Any works undertaken on the public highway without the appropriate legal agreement with the Highway Authority, the Highway Authority has the right to request the developer to remove and/or reinstate that part of the highway back to its original condition to the satisfaction of the Highway Authority.

A plan detailing the differences between the existing and proposed highway shall be submitted to form part of the legal agreement, this should be made up of two colours, green for the proposed area to be adopted and brown for the existing highway.

Developers are reminded that consent under the Town and Country Planning Act, 1990/91, conveys no approval for works to be undertaken affecting any part of the public highway, including verges and footways. The Developer must:-

- (i) Obtain the approval of Neath Port Talbot County Borough Council as Highway Authority for the details of any works to be undertaken in the Public Highway.
- (ii) Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.

- (iii) Give not less than 1 calendar months' notice in writing of the date of commencement of the works.

As part of this process you are advised that any principle contractors and/or subcontractors that are on the Local Authority's framework approved list are permitted to undertake the works on the public highway, a list of these contractors are available from the Highway Authority's Highway Development Control Section on request.

SIGNED:  DATE: 15/08/2025.....
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