

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: 2/3/26/0232/00
APPLICANT: JONES BROTHERS (HENLLAN) LIMITED
LOCATION: CAEWERN HOUSE, DWR Y FELIN ROAD,
CAEWERN, NEATH PORT TALBOT, SA10 7RH
PROPOSAL: NON-MATERIAL AMENDMENT TO PLANNING
PERMISSION P2024/0301 (APPROVED ON
11.9.2025) TO AMEND THE DETAILS APPROVED
UNDER CONDITION 04 (CONTAMINATION
ASSESSMENT), CONDITION 05 (REMEDICATION
SCHEME), CONDITION 06 (LAND INSTABILITY),
CONDITION 07 (BROADBAND PROVISION),
CONDITION 09 (ROAD SAFETY AUDIT),
CONDITION 10 (REFUSE/RECYCLING
COLLECTION) AND CONDITION 15 (LANDSCAPE
MANAGEMENT PLAN) - REWORDING
CONDITIONS TO ALLOW DEMOLITION, SITE
CLEARANCE, AND GROUND INVESTIGATION TO
TAKE PLACE PRIOR TO THE SUBMISSION OF
TECHNICAL DETAILS. REWORDING OF
CONDITION 13 (TO IMPLEMENT APPROVED
TREE PROTECTION SCHEME PRIOR TO
DEMOLITION AND SITE CLEARANCE)

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 RECONSULTATION DATED 02.06.2026 ARE AS FOLLOWS:-

Condition 04

No Comment

Condition 05

No Comment

Condition 06

No Comment

Condition 07

No Comment

Condition 09

Concerns have been identified - We require Condition 09 to remain, there has now been a submission for a discharge of this condition therefore this will be actioned in due course.

Condition 10

No Comment

Condition 15

No Comment

Condition 30

No objection following the email provided by Amity Planning on 19th May 2026, stating that this condition can remain, therefore we require that there is no change to Condition 30.

NOTES TO APPLICANT



SIGNED: C.Dyer.....

DATE:

09/06/2026

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