

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: 2/3/26/0245/00
APPLICANT: MR MAXIMUS OKWOR
LOCATION: 62B STATION ROAD, PORT TALBOT, NEATH
PORT TALBOT, SA13 1LZ
PROPOSAL: PROPOSED CONVERSION OF EXISTING
BUILDING INTO 9 NO. RESIDENTIAL FLATS
WITH RETENTION OF 3 NO. RETAIL UNITS AT
GROUND FLOOR.

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.

NOTES TO PLANNER

To proposed development is located within the main high-street in Port Talbot which has good parking/transport links. Planning have historically set a precedent that no off-street parking allocation is required within these town centre locations and therefore parking hasn't been considered as part of our assessment.

N. Waters

SIGNED: DATE: 11/06/2026.....

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