

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: 2/3/26/0219/00
APPLICANT: Robert Dando
LOCATION: 9 Brynsiriol, Tonmawr Road, Tonmawr, Neath Port Talbot, SA12 9UG
PROPOSAL: REMOVE THE FRONT WALL, DROP THE EXISTING CURB AND BUILD A DRIVEWAY WITHIN THE PROPERTY BOUNDARY WHERE THE FRONT GARDEN IS CURRENTLY (AMENDED PROPOSED BLOCK PLAN)

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 ARE AS FOLLOWS:-

Whilst amendments concerning pedestrian visibility splays, the incorporation of the existing path to extend the driveway, and the material proposed for the driveway as shown in Drawing *P04 Rev B* are deemed acceptable, please note the following condition regarding driver visibility splays, which has yet to be addressed:

1. Prior to commencement of any works 2.4 metres by 45 metres visibility splays shall be provided in either direction at the point of access.

Please note the following informative conditions that also remain applicable:

2. No surface water from within the curtilage of the dwelling shall be allowed to flow out onto the public highway or be connected into the highway drainage system.
3. The driveway must remain unobstructed at all times, with no chains or barriers, and kept free of loose materials that could spill onto the carriageway and maintained as such thereafter.

4. The drive shall be surfaced in porous material, or provision must be made to direct run-off water from the hard surface, to a permeable porous area or surface within the curtilage of the dwelling to a maximum gradient of 1 in 9, with no surface water allowed to flow out onto the public highway and permanently maintained as such thereafter.

NOTES TO APPLICANT

For the construction of a vehicular crossing over the footway, you should contact the Highways and Engineering Manager of Neath Port Talbot County Borough Council at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (Tel. No. 01639-686344). If you propose to do the work yourself you should contact the above prior to commencing any works within the highway in order to arrange the necessary indemnity and specification for the works.

NOTE TO PLANNER

We note that the entrance to the driveway is directly opposite a junction and approximately 13m from a bus stop. However, we also note that there are properties

along this stretch of Tonmawr Road where driveways with dropped kerbs have been constructed opposite junctions. We also note that the location context of Tonmawr being a small village accessed via Tonmmawr Road only means that it is not used as a bypass to reach other areas and as such, vehicular movements should be relatively low, with bus services running infrequently throughout the day.

However, we have included several conditions that account for the fact that the highway fronting the dwelling is a C-classified highway, as to not facilitate any development that may impact highway safety.

Whilst there are no indications of on-street parking pressure on the surrounding highway environment (through the lack of presence of TRO's), we believe that the scheme will provide a betterment on the existing highway environment by providing increased on-street parking provision along a C-classified highway.

SIGNED: N. Evans DATE: 15/06/2026
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