

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: 2/3/25/0842/00
APPLICANT: MS EMILY BYRNE
LOCATION: 1 HENFAES ROAD, TONNA, NEATH, SA11 3DX
PROPOSAL: DEMOLITION OF EXISTING LISTED BUILDING ON SITE, INCLUDING THE OUTBUILDINGS AND ERECTION OF 8NO. DWELLINGS (6NO. MARKET AND 2NO AFFORDABLE), WITH ASSOCIATED HIGHWAY, LANDSCAPING, DRAINAGE AND INFRASTRUCTURE WORKS.

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:-

In principal, I have no Highway Safety Objection to the erection of 8 Residential Dwellings on this site following the demolition of a former building and outbuildings. However, I do have the following Highway Safety Observations in relation to the submitted design.

1. As per NPTCBC's Parking Standards SPG, Residential Parking Areas are to achieve the below dimensions per property:
 - Single Car Parking Bay - 6m x 3.6m (not achieved at Plots 6,7 & 8)
 - Double driveway - 6m x 6.2m
 - Triple driveway - 6m x 8.8m

Whilst we understand that 6 meter length parking bays may not be achievable on this site, given the area constraints, we would maintain that the widths expressed above should be achieved to promote ease of use and access. Furthermore, all parking bays that do not achieve a 6m length, shall be designed to achieve 4.8m length and shall front the footway to allow appropriate access to car boot spaces and promote pedestrian safety.

2. All roads should be designed for a 20mph or less speed limited with bends having a centre line radius not less than 20m and any necessary bend sight line shown as being within the proposed footway.
It is noted that sightlines are located within IMA-24-077_010C. However, I am unable to locate this within the proposal documents.
3. Vision splays of 2.4m by 45m in each direction onto existing public highways are to be demonstrated and submitted on a plan to ensure that the new junction design conforms to TAN18 and NPTCBC's Highways Design Guide.
It is noted, from the designer's response to highways, that visibility splays have been plotted on IMA-24-077_010C. However, I am unable to locate this drawing within the proposal documents.
4. New, adoptable roads are to be built to Local Authority Standards, which are represented within NPTCBC's Highway Technical Design Guide 2022 and Manual for Streets Guidance.
Each new carriageway is to achieve a minimum width of 5.5m (at all points along the adoptable highway) with a 2m pavement (not achieved adjacent to plot 5 & 4) on the side or sides in which residences are present.
5. A bin collection point/ storage area shall be demonstrated for Plot 6 on drawing 1566 026 C. Authority Recycling and Refuse vehicles will not travel onto private or shared driveways to make kerbside collections.
For Shared/ Private Drives all bin collection points must be sited to allow for kerbside collection adjacent to the adopted highway, whilst maintaining vehicular visibility onto the publically adopted highway.
Please note that NPTCBC recommend a maximum walking distance of 25m for residents to these Bin Store Areas and will not expect our Refuse Personnel to travel further than 5m from the Adopted Highway to make these collections.
6. A swept path analysis for Council Refuse Collection Vehicles shall be submitted to the LPA to demonstrate that these vehicles can enter and exit the site in a forward gear without accessing private roads and posing risk to pedestrians.
7. Prior to any works commencing on site including any works of demolition of existing buildings a condition survey shall be carried out on Henfaes Road carriageway that fronts the proposed development site and shall be submitted to and approved by the local planning authority.
Within one month of the completion of the development and/or occupation of the last dwelling whichever is the sooner, a condition survey shall be again carried out of the same roads, the findings of the survey shall be used to identify any damage to the public highway that has been caused as a consequence of the development and a scheme for the rectification of the damage together with a timetable for the completion of the works shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full in accordance with the approved details.
8. No development shall take place, including any works of demolition until a Construction Method Statement has been submitted to, and approved in writing

by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- measures to control the emission of dust and dirt during construction

a scheme for recycling/disposing of waste resulting from demolition and construction works.

9. A standalone Public Lighting Plan, said to be indicated on drawing IMA-24-077_010C, shall be submitted in subsequent submissions to demonstrate 'lit' areas at suitable levels of lighting to the public highway, yet avoid residential properties.

NOTES TO APPLICANT:

Active Travel:

Development proposals must seek to maximise walking and cycling accessibility by prioritising the provision of appropriate on-site infrastructure and where necessary off-site infrastructure. Walking and cycling infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established, as per Planning Policy Wales, Edition 11 and Future Wales – The National Plan 2040.

All new walking and cycling infrastructure should be built to standards set out in Welsh Government's Active Travel Guidance and off-site infrastructure should link to (where possible) routes on Neath Port Talbot Council's Active Travel Network Map. This shows where walking and cycling routes already exist (Existing Routes) and where upgrades or brand new routes are anticipated for the next 15 years (Future Routes) in built up areas. Further information on the Active Travel Guidance and Neath Port Talbot's Active Travel Network Map can be found here www.npt.gov.uk/activetravel

S38 & S278:

To ensure the road works you are required to undertake are carried out to the satisfaction of the local planning authority you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport at The Quays, Brunel Way, Baglan Energy Park, Neath SA11 2GG (Highway Development Control Section Telephone No. 01639 686850 or e-mail SAB-HDC@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.

The Final Completion (adoption) Certificate for the required S.278 Agreement of the Highways Act 1980 to facilitate the junction giving access to the development, will not be issued until confirmation is submitted to the Local Planning Authority that a S.104 Agreement of the Water Industry Act 1991 has been completed and is in its maintenance period prior to adoption by DCWW.

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:-

- 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.
- Indemnify the Authority against all claims arising from such works, including claims under the Land Compensation Act.
- 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 only certain contractors 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.

SIGNED: DATE: 02/01/2026.....
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