



TRANSPORT PLANNING

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Job Name:	1 Henfaes Road, Tonna, Neath Port Talbot, SA11 3DX	Job N°:	IMA-24-077
Date:	22 nd June 2026	Client:	Emily Byrne

NEATH PORT TALBOT COUNTY BOROUGH COUNCIL – HIGHWAYS OBSERVATIONS

Planning Application No: 2/3/25/0842/00

IMA Designer's Response to Highways Observations

1 Observation 1

1.1 *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.

IMA's response:

We appreciate that you haven't been provided with the correct plan.

Please note that your comment above has been incorporated in the revised AEvans' drawing 1566 026 E Site Plan as Proposed included in this report.

2 Observation 2

2.1 *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.*

IMA's response:

We appreciate that you haven't been provided with the correct plan.

Please note that all roads within the proposed development are designed for less than 20mph with centreline radius of 20m minimum as indicated on the revised drawing IMA-24-077_D General Arrangement included in this report.

3 Observation 3

3.1 *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.

IMA's response:

We appreciate that you haven't been provided with the correct plan.

2.4x45m visibility splays have been provided for the proposed junction with Henfaes Road, together with 2.4x2.4m visibility splays within the site at the junction with the Plot 1 access. Please refer to drawing IMA-24-077_010D General Arrangement.

4 Observation 4

- 4.1 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.*

IMA's response:

We appreciate that you haven't been provided with the correct plan.

The new adoptable road and footways are 5.5m and 2m wide respectively. Refer to the revised drawing IMA-24-077_010D General Arrangement.

5 Observation 5

- 5.1 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 publicly 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.*

IMA's response:

We appreciate that you haven't been provided with the correct plan.

Bin collections points have been incorporated into the layout to facilitate kerbside collection in accordance with the requirements and are indicated on drawing 1566 026 E Site Plan as Proposed.

6 Observation 6

- 6.1 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.*

IMA's response:

We appreciate that you haven't been provided with the correct plan.

Please refer to drawing IMA-24-077_TR01D Swept Path Analysis which illustrates the movements of a Council refuse vehicle at the site access junction and within the site turning head. The drawing also shows the movements of a fire appliance and cars demonstrating that adequate access and turning can be achieved.

7 Observation 7

- 7.1 *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.*

IMA's response:

Comment noted.

Comment noted. Annotation has been added to all construction drawings stating that condition survey shall be carried out on Henfaes Road and submitted to the Local Planning Authority prior to and after completion of the works.

8 Observation 8

- 8.1 *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*

IMA's response:

Comment noted. Commencement of works will be subject to approval by the Local Planning Authority of a Construction Method Statement that addresses all elements listed above.

9 Observation 9

- 9.1 *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.*

IMA's response:

Comment noted. Drawing IMA-24-077_1300 Lighting Plan to demonstrate suitable 'lit' areas is included in this submission.



For site entrance drawing, refer to drawing '036 Site Entrance'

Key

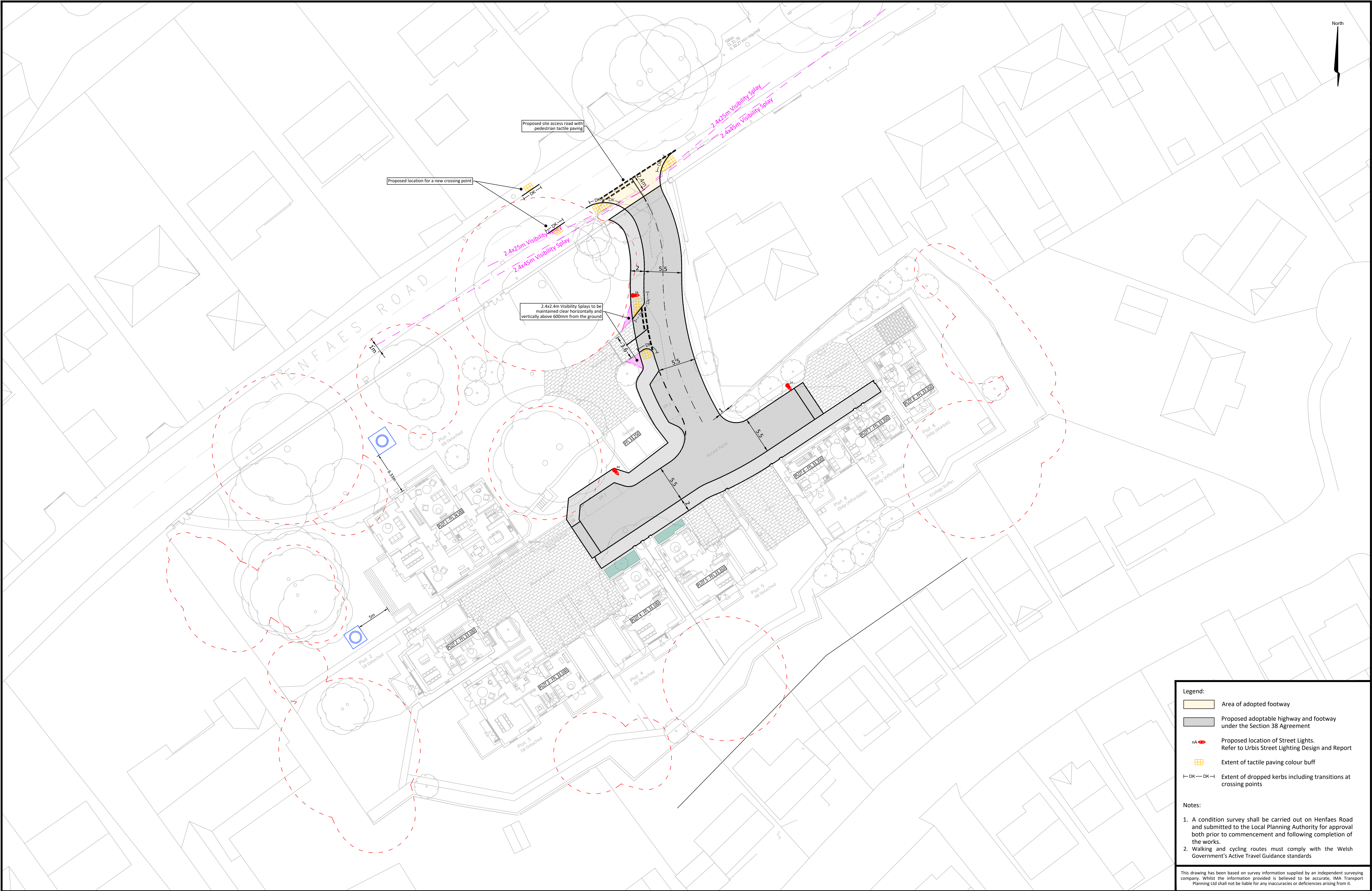
- Ilex Aquifolium **S1**
- Acer Campestre **S2**
- Crataegus Monogyna **S3**
- Prunus Padus **S4**

Key

- New proposed tree
- Existing tree
- TPO tree
- Root protection zone
- Tactile paving zone
- Wall / pole mounted EV charge point
- Ecological mitigation zone (mixed native species grassland)

E	17-06-2026 GM	Re-issued for Planning Approval
D	19-01-2026 GM	Landscape detail added for ecological mitigation zone
C	21-11-2025 GM	Issued for Planning Application
P2	19-11-2025 GM	Issued for Information
B	12-06-2025 GM	Issued for Pre App Submission
A	18-12-2024	Issued for Planning
P1	13-12-2024	Issued for Information

Client	Emily Byrne	Dwg No.	1566 026 E
Project	Tyn Yr Heol, Neath	Scale	1:200 @ A1
Title	Site Plan as Proposed (Ground Floor Plans)	Date	NOV.24
		Drawn	PS Checked KLM



Legend:

Area of adopted footway

Proposed adoptable highway and footway under the Section 38 Agreement

nA

rA

Proposed location of Street Lights.
Refer to Urbis Street Lighting Design and Report

Extent of tactile paving colour buff

DK

DK

Extent of dropped kerbs including transitions at crossing points

Notes:

1. A condition survey shall be carried out on Henfaes Road and submitted to the Local Planning Authority for approval both prior to commencement and following completion of the works.

2. Walking and cycling routes must comply with the Welsh Government's Active Travel Guidance standards

This drawing has been based on survey information supplied by an independent surveying company. Whilst the information provided is believed to be accurate, IMA Transport Planning Ltd shall not be liable for any inaccuracies or deficiencies arising from it.

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DRAWING STATUS:		for Planning	
SCALE: (A1)	1:250	CHECKED: DS	APPROVED: DS
CAD FILE:	IMA-24-077_1300.dwg	DESIGN/DRAWN: PDI	DATE: June 2026
PROJECT NO:	IMA-24-077	DRAWING NO:	1300
			REV: A

Street Lighting Design

