

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: 2/3/25/0825/00
APPLICANT: DGP PROPERTIES
LOCATION: 41 NEW ROAD, SKEWEN, NEATH PORT
TALBOT, SA10 6ER
PROPOSAL: THREE STOREY REAR EXTENSION, EXTERNAL
STAIRCASE AND ASSOCIATED EXTERNAL
ALTERATIONS TO FENESTRATION TO
FACILITATE THE CHANGE OF USE OF THE
BUILDING FROM AN OFFICE TO 14
EMERGENCY REFUGE FLATS (EXISTING
GROUND FLOOR OFFICE RETAINED AS
ANCILLARY OFFICE SPACE)

The Highway Authority, in responding to the above application, provides the following substantive response:

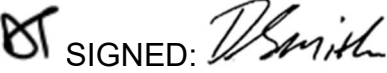
No comment	☐
No objection (subject to any specified conditions below)	☐
Concerns have been identified (see below for how those concerns can be addressed by the applicant)	☒
Objection – on the grounds set out below	☐

MY HIGHWAYS OBSERVATIONS ON THIS RECONSULTATION DATED 21.01.26 ARE AS FOLLOWS:-

1. The proposed development and change of use comprise the creation of office accommodation and 14 emergency refuge (residential) units. Concerns have been raised regarding the limited level of parking provision associated with the proposal.
2. In accordance with Neath Port Talbot (NPT) Parking Standards, parking is required at a rate of one space per bedroom per dwelling (including apartments), up to a maximum of three spaces. As such, the development generates a requirement for 14 car parking spaces for the residential units and a further two spaces for the proposed office use, resulting in a total requirement of 16 car parking spaces.

3. At present, there is insufficient space within the site to accommodate the required level of parking. This shortfall is likely to result in overspill parking onto the surrounding public highway, which is already constrained due to high traffic levels and significant commercial activity.
4. A proposed parking layout needs to be submitted detailing the parking allocation for each apartment and for the offices.
5. The proposed reversing distance is currently 5.7m which is substandard, there must be a minimum reversing distance of 6m to allow vehicles to manoeuvre in and out of the spaces.

NOTES TO APPLICANT

 SIGNED: *D. Smith* DATE: 28/01/2026
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HIGHWAYS REF: OBS-2-3-25-0825-00.docx