

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: 2/3/25/0842/00RECON 01/07/2026
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 principle, the Highway Authority has no highway safety objection to the erection of 8 residential dwellings on this site following the demolition of the former building and associated outbuildings. However, the following Highway Safety concerns remain outstanding:

1. Whilst Drawing No. 1566-026E identifies bin collection points, the Highway Authority considers that the collection point serving Plots 6, 7 and 8 should be relocated to the rear of the footway adjacent to Plots 7 and 8 in order to provide a more suitable and convenient collection arrangement for all three dwellings.
2. Whilst bin collection arrangements have been indicated for Plots 1, 2 and 3, the submitted drawings do not demonstrate the carrying distance from Plot 1 to the proposed collection point. The applicant should demonstrate that the carrying distance accords with the Authority's recommended maximum distance of 25 metres for residents.
3. Note 3 of the Council's Parking Standards SPG states that all properties provided with a garage shall also be served by a driveway measuring a minimum of 6.0 metres in length and 3.6 metres in width. Based on the

submitted layout, the parking arrangement serving Plot 6 does not appear to demonstrate compliance with this requirement and should be amended accordingly.

4. A swept path analysis has been submitted demonstrating that a refuse collection vehicle can enter, manoeuvre within and exit the site in a forward gear. However, the submitted tracking indicates that manoeuvres within the turning head are extremely tight and leave limited operational tolerance for driver error, parked vehicles, refuse containers awaiting collection or minor encroachments. The applicant should review the geometry of the turning head and adjoining highway layout with a view to providing additional manoeuvring space and improving operational resilience for service vehicles. This may be achieved through localised widening of the turning head, adjustment of kerb alignments and/or repositioning of adjacent parking and landscaping features.
5. 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 again be carried out of the same roads. The findings of the survey shall be used to identify any damage to the public highway caused as a consequence of the development and a scheme for rectification together with a timetable for completion of the works shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented in full.
6. 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; and
 - a scheme for recycling/disposal of waste resulting from demolition and construction works.

NOTES TO APPLICANT

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, in accordance with Planning Policy Wales and Future Wales. Further information can be found at www.npt.gov.uk/activetravel.

To ensure the road works required by the development are carried out to the satisfaction of the Highway Authority, the applicant is advised to contact the Head of Engineering and Transport to agree the specification, enter into the appropriate legal agreement and arrange site inspections. The Final Completion Certificate for any required highway adoption agreement will not be issued until all associated drainage requirements have been satisfactorily addressed.

Developers' attention is drawn to the provisions of Section 278 of the Highways Act 1980 where a development requires access or other works to be carried out within the existing highway. No work shall be undertaken within the public highway until the appropriate legal agreement has been entered into with the Highway Authority. Any unauthorised works undertaken within the public highway may be required to be removed and/or reinstated at the developer's expense.

The submitted Street Lighting Design Drawing No. IMA-24-077_1300A has not yet been assessed or approved by the Authority's Street Lighting Section. Any proposed street lighting associated with the development shall remain subject to separate review conducted within future re-submissions.

SIGNED: Miss A Smith..... DATE: 22/07/2026.....
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