

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: 2/3/26/0358/00
APPLICANT: PRIMARY, COMMUNITY & THERAPIES SERVICE GROUP.
LOCATION: CROESERW COMMUNITY CENTRE, BRYN SIRIOL, CROESERW, CYMMER, NEATH PORT TALBOT, SA13 3PL
PROPOSAL: CHANGE OF USE OF COMMUNITY AND ENTERPRISE CENTRE FROM SUI GENERIC/A3 TO USE CLASS D1 (COMMUNITY CENTRE, HALL, MEDICAL AND DENTAL) WITH ANCILLARY RETAIL (HAIRDRESSERS) AND THE ERECTION OF TEMPORARY COMMUNITY CENTRE BUILDING FOR A PERIOD OF 12 MONTHS.

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:-

No highway objection subject to:

A carpark management plan should be submitted to and approved by the LPA detailing:

- How vehicle and pedestrian movements will be managed when the temporary community centre is erected within the car park area.
- Unless otherwise agreed in writing by the Local Planning Authority, No development shall take place 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
- a scheme for recycling/disposing of waste resulting from demolition and construction works
- scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
- The Construction Method Statement shall be signed by a competent person(s).

NOTES TO APPLICANT

N. Waters

SIGNED: DATE: 23/07/2026.....
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