

## **PHOTO RECORD OF ACCESS ROAD**

**PLANNING DOCUMENT REF:** 26-501/303

**SITE ADDRESS:** 2A Station Road, Sandfields, Port Talbot, SA12 6AB

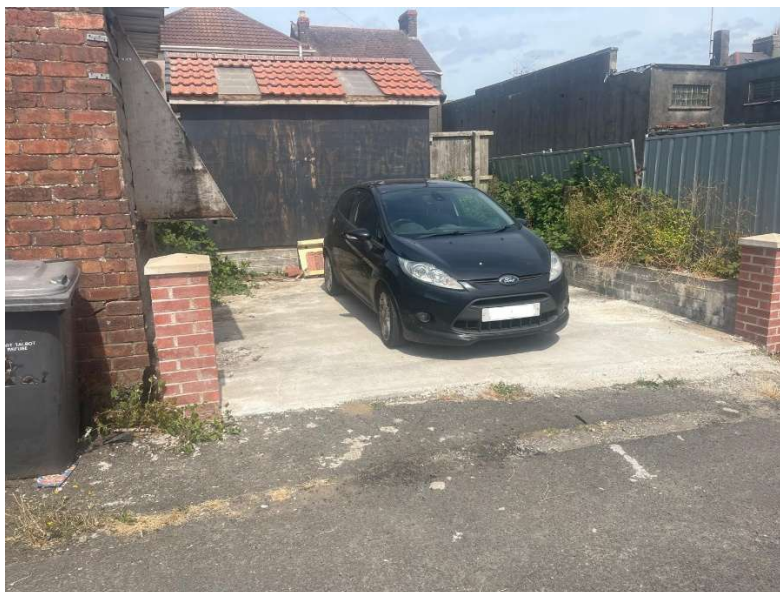
**PROPOSED DEVELOPMENT:** Change of use from Hair Salon (Class A1/C3) to an Education/Teaching Facility (Class D)

### **INTRODUCTION**

This Photo Record of the Access Road has been prepared by SEAGREY Property Design in support of an application for a commercial property that has recently been purchased. The change of use proposal from a Hair Salon (Class A1/C3) to an Education/Training Facility (Class D1) which is run by Physical Empowerment CIC.

### **PHOTOGRAPHS**

The land to the rear of the property has boundaries to one side with brick walls of the adjacent property which has been empty for some time, and to the other side with the extended building and fences of the corner property which has previously been used as a Café. Currently No.2A has some temporary fencing being used at the rear, which will be removed when the use is completed. There is a parking space used by the owner of the Café with low walls, so a visual splay (of more than 2.4m) will be able to be operational for use of those parking on our site.



On the other side of the property, the other building has an angled building right on the edge of the boundary which prevents a visual splay on that side. However the remaining building is set back with a small loading bay for deliveries (none made currently) as can be seen below.



As can be seen from these photos, the access road has street lighting for visibility on darker nights and shares a boundary with the Port Talbot Gas Welfare Club building and fenced car park.

Further on there are some other Garage entrances which appear to be well used and have been modernised for use, so it looks like there are others who have sufficient room to both park their vehicles and leave the lane.



Finally, the access road leads to the end where the access is then reduced to an alleyway between two buildings, and there is no turning area at this point. The road is now bordered by fencing bordering the area occupied by Afan Tyres and an empty retail unit in Victoria Road.

