

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: 2/3/26/0430/00
APPLICANT: GIROMA PROPERTY DEVELOPMENTS LIMITED
LOCATION: LAND ADJOINING TRAVANCORE AND OFF,
PENTWYN ROAD, CYNONVILLE, NEATH PORT
TALBOT, SA13 3HH
PROPOSAL: CONSTRUCTION OF FOUR SEMI-DETACHED
DWELLINGHOUSES, ESTATE ROAD AND
ASSOCIATED INFRASTRUCTURE

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:-

Insufficient information has been provided to demonstrate compliance with the Authority's Highway Technical Design Guide, Parking Standards and Manual for Streets. The applicant should address the following concerns:

1. Whilst the submitted layout demonstrates the provision of three off-street parking spaces per dwelling, the parking arrangements fail to demonstrate compliance with the Authority's adopted Parking Standards. Parking spaces should be provided in accordance with the approved standards, with three spaces provided side-by-side achieving minimum dimensions of 8.8 metres by 6.0 metres and three spaces provided in tandem achieving minimum dimensions of 6.0 metres by 15.6 metres. The submitted layout fails to demonstrate compliance with these requirements.
2. The proposed access junction radii have not been shown on the submitted drawings. Junction geometry should be clearly demonstrated in accordance with the requirements of the Authority's Highway Design Guide.
3. Whilst visibility splays are indicated at the proposed site access onto the A4107, the visibility envelope is truncated by the drawing extent and therefore

the full extent of the required visibility splays has not been demonstrated. It cannot therefore be confirmed that the required visibility can be achieved and maintained. Revised drawings should be submitted showing the full extent of the visibility splays together with confirmation that they lie within highway land or land under the applicant's control.

4. Pedestrian visibility splays have not been demonstrated. Visibility splays of 2.4 metres by 2.4 metres, measured behind the back of footway, should be provided at all vehicle crossing points and retained thereafter. Nothing exceeding 600mm in height shall be erected or permitted to grow within these areas.
5. Whilst the Design and Access Statement refers to pedestrian links through the site and a dedicated pedestrian pathway connecting to Pentwyn Road, the submitted layout fails to demonstrate a continuous 2.0 metre wide footway behind the parking bays and linking the development to the site entrance. Revised details should be submitted.
6. The submitted drawings fail to identify Electric Vehicle charging provision. Details should be submitted demonstrating provision in accordance with the relevant standards.
7. The Design and Access Statement references well-lit pedestrian routes; however, no street lighting layout or supporting specification has been submitted for assessment. Details should be provided demonstrating suitable illumination of the access road, pedestrian routes and associated infrastructure.
8. Whilst the Design and Access Statement and the Site Layout Plan refer to a turning area within the site, no swept path analysis has been provided to demonstrate its suitability. Vehicle tracking should be submitted for the largest anticipated vehicle likely to access the site, including emergency vehicles and any private refuse collection vehicle where appropriate. The submitted tracking should demonstrate that vehicles can safely negotiate the proposed access from the A4107 and internal layout, including the proposed bends, without overrunning footways, parking areas or landscaped areas and that all vehicles can enter and exit the site in a forward gear.
9. Whilst the Design and Access Statement states that surface water runoff will be managed via sustainable drainage measures, insufficient information has been provided to demonstrate how this will be achieved. Given the site's topography, the applicant should demonstrate that runoff arising from the proposed private road, parking areas and associated hardstandings will be managed wholly within the site. No surface water shall discharge onto the public highway, connect into the highway drainage system, or discharge onto adjoining land to the rear of the site.

NOTES TO APPLICANT

1. The proposed access arrangements will require works within the existing public highway. The applicant is advised that the required highway works will be subject to a Section 278 Agreement under the Highways Act 1980 and no works shall be undertaken within the public highway until the appropriate legal agreement has been entered into.
2. It is also noted that the Design and Access Statement identifies dual pedestrian access opportunities and a dedicated pedestrian route for refuse presentation purposes. On the basis of the submitted arrangement, refuse and recycling receptacles can be presented adjacent to the rear of the adopted highway footway and carrying distances do not appear excessive. This arrangement is considered acceptable in principle; however, should the layout be amended, the refuse collection strategy may require further review.

SIGNED:.....Miss A Smith..... DATE: 27/07/2026.....
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