

## **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: 2/3/26/0458/00  
APPLICANT: MR D MORGAN  
LOCATION: FIRST AND SECOND FLOOR, 3 VICTORIA  
ROAD, SANDFIELDS, SA12 6QG  
PROPOSAL: CHANGE OF USE OF THE FIRST AND SECOND  
FLOOR TO A CHIROPRACTIC CLINIC (CLASS  
D1)

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

|                                                                                                           |                                     |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>No comment</b>                                                                                         | <input type="checkbox"/>            |
| <b>No objection</b> (subject to any specified conditions below)                                           | <input checked="" type="checkbox"/> |
| <b>Concerns have been identified</b> (see below for how those concerns can be addressed by the applicant) | <input type="checkbox"/>            |
| <b>Objection</b> – on the grounds set out below                                                           | <input type="checkbox"/>            |

#### **MY HIGHWAYS OBSERVATIONS ON THIS PROPOSAL ARE AS FOLLOWS:-**

The following document is relevant to this application:

- *Parking Standards: Supplementary Planning Guidance (SPG) 2016*

We offer no Highway Objection to the change of use of first and second floors at 3 Victoria Road from use class A1 public house/nightclub to a use class D1 Chiropractic Clinic.

The site being located in an established commercial area with a high level of on-street parking means we are satisfied that the change of use will not have a detrimental impact on parking in the surrounding areas.

#### **NOTES TO APPLICANT**

SIGNED: N. Evans DATE: 29/07/2026  
pp HEAD OF ENGINEERING & TRANSPORT

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