

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: 2/3/26/0067/00
APPLICANT: LIFE PROPERTY LIMITED
LOCATION: 48 STATION ROAD, PORT TALBOT, NEATH
PORT TALBOT, SA13 1LJ
PROPOSAL: PROPOSED REDEVELOPMENT OF FORMER
BANK TO 13 AFFORDABLE ACCOMMODATION
UNITS AND OFFICE (A2)

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 RECONSULTATION DATED 13.07.2026 ARE AS FOLLOWS:-

I have the following highway concerns regarding the proposed bin storage and collection arrangements associated with the redevelopment of the office and residential properties at 48 Station Road.

The office use will require a commercial waste collection service, while the residential units will be served by a communal residential waste collection operated by NPTCBC. As these collections are undertaken by different operators, separate bin storage facilities should be provided for the commercial and residential uses.

The proposed plans should clearly demonstrate the location and allocation of the separate commercial and residential bin storage areas.

SIGNED: Miss A Smith DATE: 29/07/2026
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HIGHWAYS REF: OBS260067 Recon 13.07.26.docx