

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: 2/3/26/0434/00
APPLICANT: CRAMIC WAY LTD
LOCATION: LAND AT CRAMIC WAY, PORT TALBOT, NEATH
PORT TALBOT, SA13 1RU
PROPOSAL: CONSTRUCTION OF 12 EMPLOYMENT UNITS,
INCLUDING TWO TRADE COUNTER UNITS,
TOGETHER WITH MEZZANINE FLOORS TO
UNITS 2 AND 6, TOGETHER WITH ASSOCIATED
ACCESS, PARKING, SERVICING, LANDSCAPING,
DRAINAGE AND SUSTAINABLE DRAINAGE
WORKS.

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:-

I have concerns as follows:

- Parking space dimensions aren't in accordance with our SPG Parking Standards. Spaces should have minimum dimensions of 2.6 x 4.8m for standard car spaces.
- Will any of the units take stock deliveries via HGV? Where will the loading/unloading of these vehicles take place.
- The drawings do not show the location of bin stores etc. Where is the proposed waste collection point?
- Is any part of the new highway proposed for adoption?

- Active Travel need to be consulted regarding the cycle/Active Travel route that has been proposed.
- Vision splays need to be provided for the proposed realigned junction with Cramic Way.
- A lighting scheme will need to be provided.

NOTES TO APPLICANT

1. Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mr Nicholas Waters, telephone number (01639) 686051 or e-mail **n.waters1@npt.gov.uk**) to agree the specification, enter the agreement and arrange on-site inspection of your works.

N. Waters

SIGNED: DATE: 07/08/2026
pp HEAD OF ENGINEERING & TRANSPORT

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