



COM1 (23)
 LLYNFI
 LODGE

Residential
 13 units

Site Details

The proposal involves the conversion of the existing large dwelling on into ten flats together with the construction of a two storey extension containing additional flats. An existing garage located adjacent to Llynfi Road would be demolished, together with some outbuildings.

The site provides an opportunity for the development of additional residential units in the Maesteg and Llynfi Valley SRGA close to Maesteg town centre. It therefore has excellent access to existing transport links and facilities.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
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Total Area (Ha)
 0.26

Phasing of
 Development
 2011-2016 ✓
 2016-2021

Current Status
 Pre-Planning

Planning Requirements

Planning Application	<input type="checkbox"/>
Design and Access Statement	<input type="checkbox"/>
Masterplan / Development Brief	<input type="checkbox"/>
Environmental Statement	<input type="checkbox"/>
Ecological Assessment	<input type="checkbox"/>
Noise Impact Assessment	<input type="checkbox"/>
Flood Consequences Assessment	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>
Contaminated Land Investigations	<input type="checkbox"/>
Energy Assessment	<input type="checkbox"/>
Economic Impact Assessment	<input type="checkbox"/>
Habitats Regulations Assessment	<input type="checkbox"/>
Archaeological Assessment	<input type="checkbox"/>
Landscape Impact Assessment	<input type="checkbox"/>
Health Impact Assessment	<input type="checkbox"/>
Travel Plan	<input type="checkbox"/>
Groundwater Investigations	<input type="checkbox"/>
Tree Survey	<input type="checkbox"/>

Infrastructure Requirements

Affordable Housing	<input type="checkbox"/>
Education Provision	<input type="checkbox"/>
Community Facility Provision	<input type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input type="checkbox"/>
Recreation Provision	<input type="checkbox"/>
Green Infrastructure	<input type="checkbox"/>
Drainage Improvements/SUDS	<input type="checkbox"/>
Connection to Watermains	<input type="checkbox"/>
Land Stability	<input type="checkbox"/>

Other Issues/Comments

Planning consent lapsed – requirements will be reviewed upon renewal / resubmission.

Land Ownership Information

Contact BCBC Development Planning: 01656 643670 – ldp@bridgend.gov.uk

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