



COM1 (24)  
LAND ADJ  
TO 50 HEOL  
TYWITH

**Residential**  
**13 units**

## Site Details

The proposal is for the construction of 13 dwellings on land to the south of No 50 Heol Tywith, Nantyyfflon, Maesteg. Access to the site is to be centrally located between the southern boundary of No 50 Heol Tywith and the Llynfi river.

The site, which measures 0.44 ha in area lies on the eastern side of Heol Tywith adjacent to the northern bank of the river. The land is currently a grassed open area that slopes gently from west to east.

Part of the site adjacent to the river is to remain undeveloped and a footpath link is proposed to the community route which runs along the eastern boundary of the site.

## Related Documents

## Related Planning Applications

Reference	Description	Decision	Date
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**Total Area (Ha)**  
0.44

**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 issued – requirements will be reviewed upon renewal / resubmission.

## Land Ownership Information

Contact BCBC Development Planning: 01656 643670 – [ldp@bridgend.gov.uk](mailto:ldp@bridgend.gov.uk)

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