

PLA3 (11)  
FORMER  
CHRISTIE  
TYLER SITE,  
BRYNMENYN

Residential  
75 units  
(15 Affordable)

Employment  
2.00 ha (B1, B2 & B8)

Total Area (Ha)  
5.58

Phasing of  
Development  
2011-2016 ✓  
2016-2021 ✓

Current Status  
Planning Consent  
Issued



### Site Details

The former Christie Tyler premises are located on a discreet, separately accessed, part of the wider Brynmelyn Industrial Estate. The site has direct links with the M4 via the A4065 and represents an ideal location, within the Valleys Gateway SRGA to provide a significant number of residential units whilst still enabling a comparable amount of B1, B2 and B8 employment floorspace to be delivered as part of a mixed-use scheme.

### Related Documents

### Related Planning Applications

Reference	Description	Decision	Date
<a href="#">P/10/20/OUT</a>	Mixed use redevelopment to include residential and/or nursing home & employment, highway works & other associated works	Approved	26/11/12
<a href="#">P/12/852/RES</a>	Reserved matters for residential development of 75 dwellings & associated works	Approved	07/06/13

## 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"/>

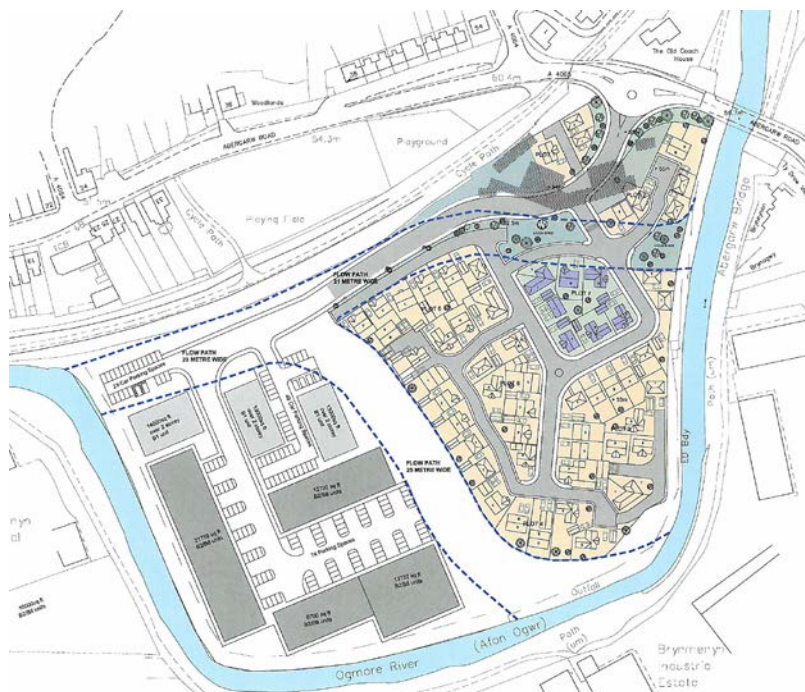
## Infrastructure Requirements

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 subject to S106 – requirements will be reviewed upon renewal / resubmission.

### Indicative Site Layout



### Land Ownership Information

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

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