



**PLA3 (14)
BRYNCETHIN
DEPOT**

**Residential
50 units
(10 Affordable)**

**Employment
Fully Developed**

**Local Retailing
Up to 1,500 sq m net**

Site Details

This 2.96 hectare brownfield site which includes the existing 'Depot' site and land to the north has scope for the development of a mixed use employment, retail and residential scheme.

The current depot use on the site is likely to become redundant during the LDP period and due to its good relationship with the urban area of Bryncethin and direct links with the M4 via the A4061 provides an opportunity to develop a 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.

There is also a qualitative need for local convenience goods provision to be improved in the eastern part of the Valleys Gateway area and the Ogmore Valley. This site provides a good location for a small (1,500 sq m) store which should be provide for this localised need.

Related Documents

None

Related Planning Applications

Reference	Description	Decision	Date
None			

**Total Area (Ha)
2.96**

**Phasing of
Development
2011-2016 ✓
2016-2021 ✓**

**Current Status
Pre Planning**

Planning Requirements

Planning Application	<input checked="" type="checkbox"/>
Design and Access Statement	<input checked="" type="checkbox"/>
Masterplan / Development Brief	<input checked="" 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 checked="" type="checkbox"/>
Contaminated Land Investigations	<input checked="" type="checkbox"/>
Energy Assessment	<input checked="" type="checkbox"/>
Economic Impact Assessment	<input checked="" 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 checked="" type="checkbox"/>
Education Provision	<input checked="" type="checkbox"/>
Community Facility Provision	<input checked="" type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input checked="" type="checkbox"/>
Recreation Provision	<input checked="" type="checkbox"/>
Green Infrastructure	<input checked="" type="checkbox"/>
Drainage Improvements/SUDS	<input checked="" type="checkbox"/>
Connection to Watermains	<input type="checkbox"/>
Land Stability	<input type="checkbox"/>

Other Issues/Comments

Site crossed by public sewer - protection measures required.

Land Ownership Information

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

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