



PLA3 (18) LAND AT GIBBONS WAY, NORTH CORNELLY

Residential
45 units
(7 Affordable)

Employment
0.03 ha (B1)

**Health & Well Being
Facility**

Site Details

The scheme for Gibbons Way is predominantly a residential development of approximately 45 dwellings of which 15 will be affordable housing. This development is focused on the eastern and south-eastern part of the site, which will link with land being made available following selective demolition at Plas Morlais. The western part of the site, which fronts onto Heol-y-Parc, is to be retained for and developed for community, small scale employment and recreation uses with improved landscaping.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
P/08/421/FUL	Residential development of 8 houses in 2 terraces with on site parking & amenity facilities	Approved	25/7/08

Total Area (Ha)
1.7

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

Current Status
Planning Consent
Issued for part of site
Remaining Area –
Pre Planning

Planning Requirements

Planning Application	<input checked="" type="checkbox"/>
Design and Access Statement	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
Education Provision	<input type="checkbox"/>
Community Facility Provision	<input checked="" type="checkbox"/>
Community Route/Cyclepath	<input type="checkbox"/>
Highways Improvements	<input 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 and water main - protection measures required.

The HRA of the LDP identifies this site as being within 2km of a SAC. Future development at this site may need to be screened to determine whether a (project-level) HRA is required.

Land Ownership Information

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

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