



PLA3 (19) FORMER SURGERY SITE, PENCOED

Residential
13 units
(2 Affordable)

Retail & Commercial
Development Site

Site Details

This is a key site within Pencoed District Centre which has been identified in the Pencoed Regeneration Strategy. The development of this site would significantly enhance the retail provision within Pencoed and could also provide an attractive development within the heart of the town on a derelict site.

Planning consent has been issued for a mixed use development of residential and retail. Two units of retailing are proposed with 6 apartments above along with 5 town houses and 2 apartments above parking areas.

The retail element will front the site, at Coychurch Road, with residential units above and further residential development at the rear of the site. Access will be achieved off Heol v Groes.

Related Documents

Related Planning Applications

Reference	Description	Decision	Date
P/10/791/FUL	Development of 2 retail units, 5 town houses, 8 apartments and parking	Approved	9/3/12

Total Area (Ha)
0.2

Phasing of
Development
2011-2016 ✓
2016-2021

Current Status
Planning Consent
Issued
Site Under
Construction

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.

Proposed Development Image



Land Ownership Information

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

Aerial Imagery: Cities Revealed aerial photography copyright the Geoinformation Group 2011

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