

REG1 (18)
 BRYNMENYN
 INDUSTRIAL
 ESTATE,
 BRYNMENYN

Uses – B1, B2 & B8

Area of Undeveloped
 Land Remaining (ha)
 (2009) – 7.41

Site Details

Brynmenyn Industrial Estate is a modern, well maintained industrial estate, located south of the Ogmore and Garw valleys and only 1 mile north of the M4 motorway. The estate is generally occupied by medium sized businesses in well designed buildings within landscaped settings.

Much of site is already developed for employment purposes with pockets of vacant land (totaling 0.93Ha) and an extension area to the south of the existing estate (6.48Ha).

The site has been specifically identified as having the potential to accommodate waste treatment facilities on land that is not within the flood plain.

Planning Requirements

- Planning Application
- Design and Access Statement
- Masterplan / Development Brief
- Environmental Statement
- Ecological Assessment
- Noise Impact Assessment
- Flood Consequences Assessment
- Transport Assessment
- Contaminated Land Investigations
- Energy Assessment
- Economic Impact Assessment
- Habitats Regulations Assessment
- Archaeological Assessment
- Landscape Impact Assessment
- Health Impact Assessment
- Travel Plan
- Groundwater Investigations
- Tree Survey

Infrastructure Requirements

- Affordable Housing
- Education Provision
- Community Facility Provision
- Community Route/Cyclepath
- Highways Improvements
- Recreation Provision
- Green Infrastructure
- Drainage Improvements/SUDS
- Connection to Watermains
- Land Stability

Other Issues/Comments

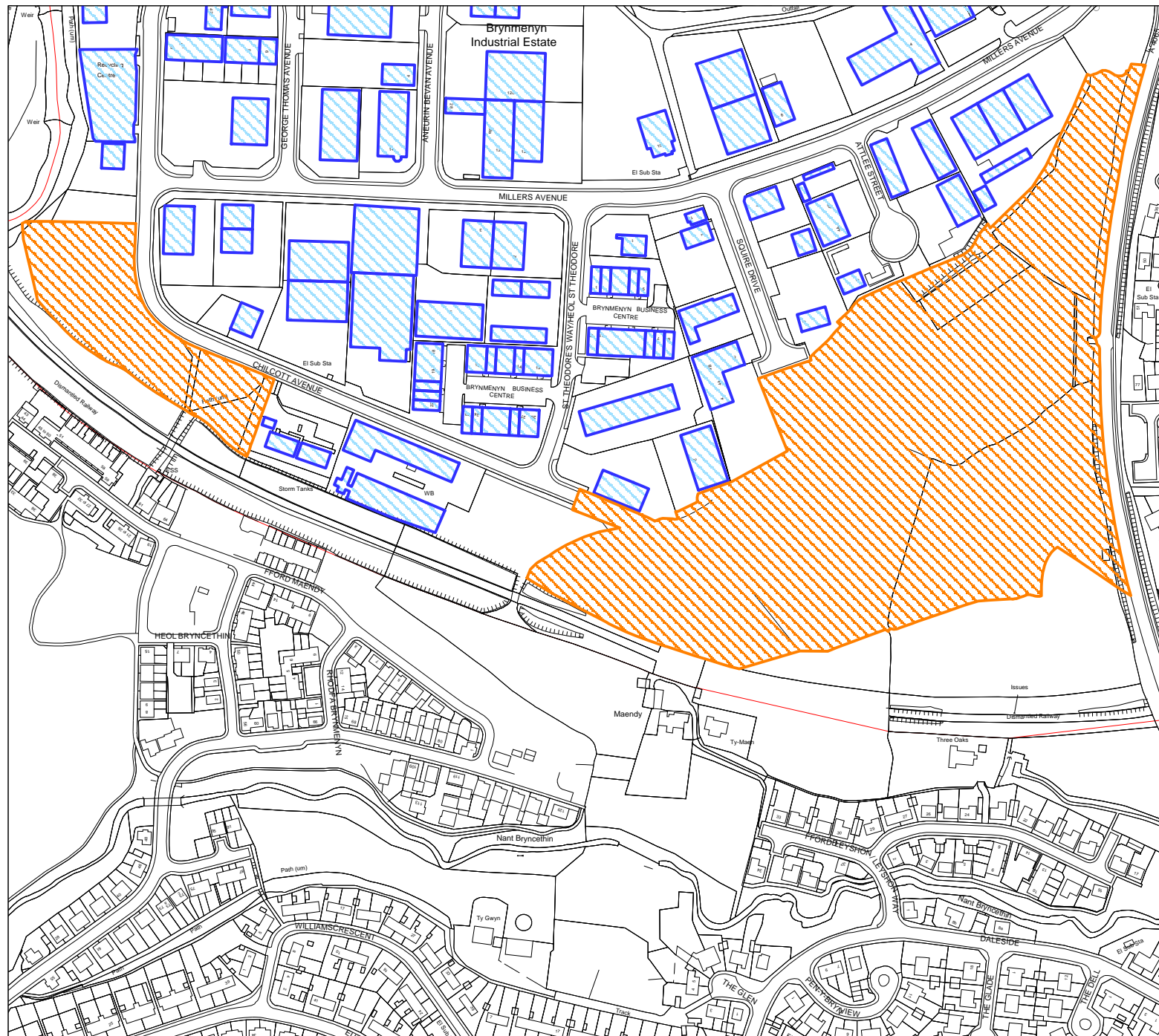
Great Crested Newts have been recorded on land adjacent to this allocation and further proposals for development at this site should be accompanied by appropriate surveys to determine their presence.

Total Area (Ha)
 29.23

Phasing of
 Development
 2011-2016 ✓
 2016-2021 ✓

Current Status
 Various

Brynmenyn Industrial Estate
2013
REG1(18)
7.28 Ha remaining



Date: _____ Map generated by: _____



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Scale 1:3600 @ A4