

## **Caerphilly Local Development Plan**

### **Hearing Session 8**

#### **Employment & Commercial development matters**

**Representors No- 50 Mr Stuart Banks, 2195 Mr Morgan Thomas  
E310 Gelligaer Court, Penpedairheol & consequently NH1.2 & SP05  
Agent: Stephen Hiles, GAP**

#### **STATEMENT**

As it has been previously stated in Session No 4, the site E310 is currently a large distribution warehouse and offices benefiting from Planning Consent as B1 & B8, granted in 1984 & 1990.

The owner also has an Operators Licence for the site to run 4No Tractor units, 4No 40' (40Tonne) trailer units and 2No 16 Tonne rigid Lorries. The site has an approximate area of 2.9 Acres and was formally the Gelligaer Isolation Hospital, which was opened in 1911. Hence the site has been a centre of employment for almost one hundred years. The site is accessed by travelling through a residential area and then via a country lane (5.0m wide with no footways).

It has been suggested that since the site is only 170m outside the Settlement Boundary that the Settlement Boundary be adjusted to encompass the site and the intervening two fields to facilitate redevelopment for housing. If however, this is not the case then the site should be correctly identified as a centre of employment.