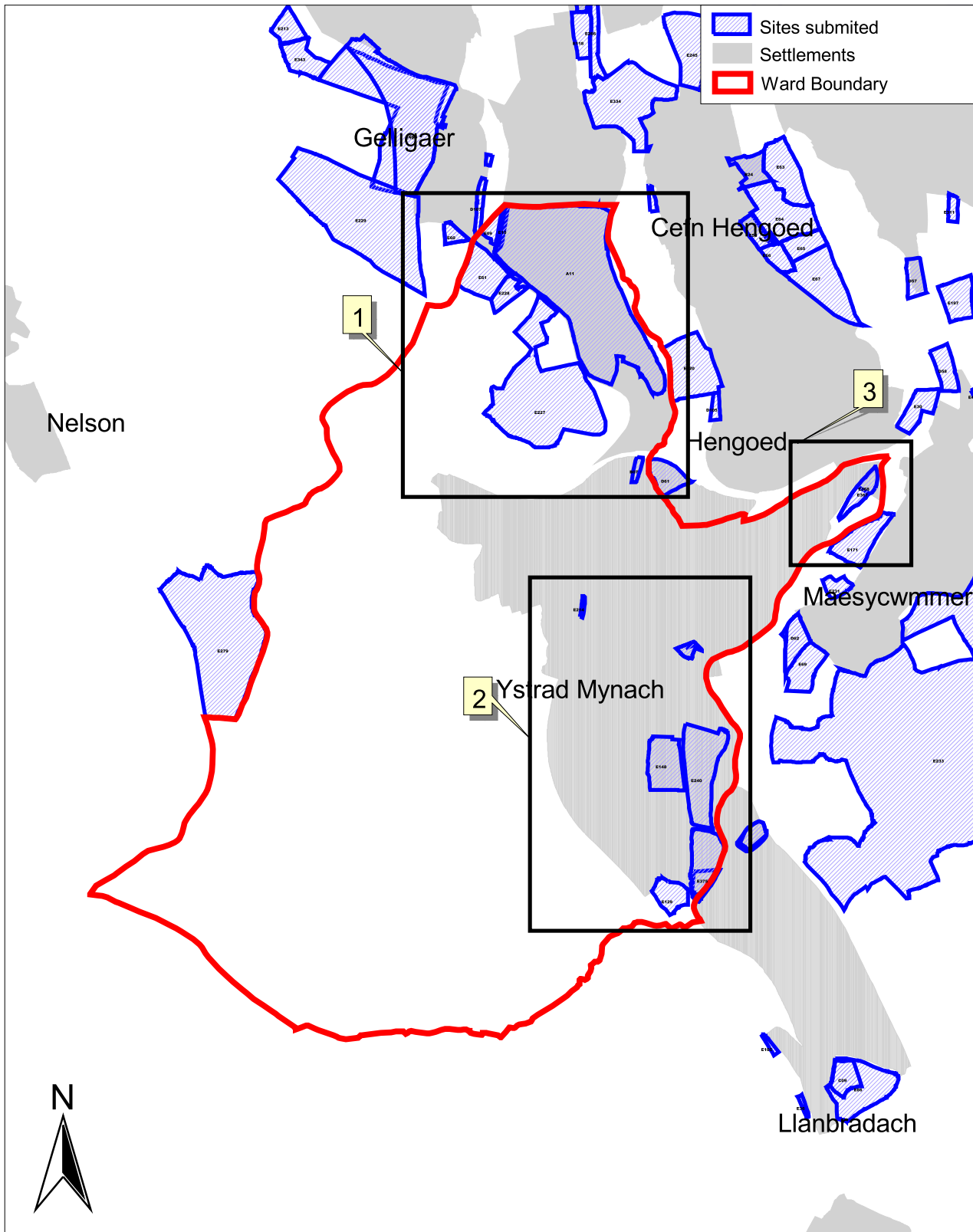


Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Overview Plan



0 0.2 0.4 0.6 0.8 1 Miles

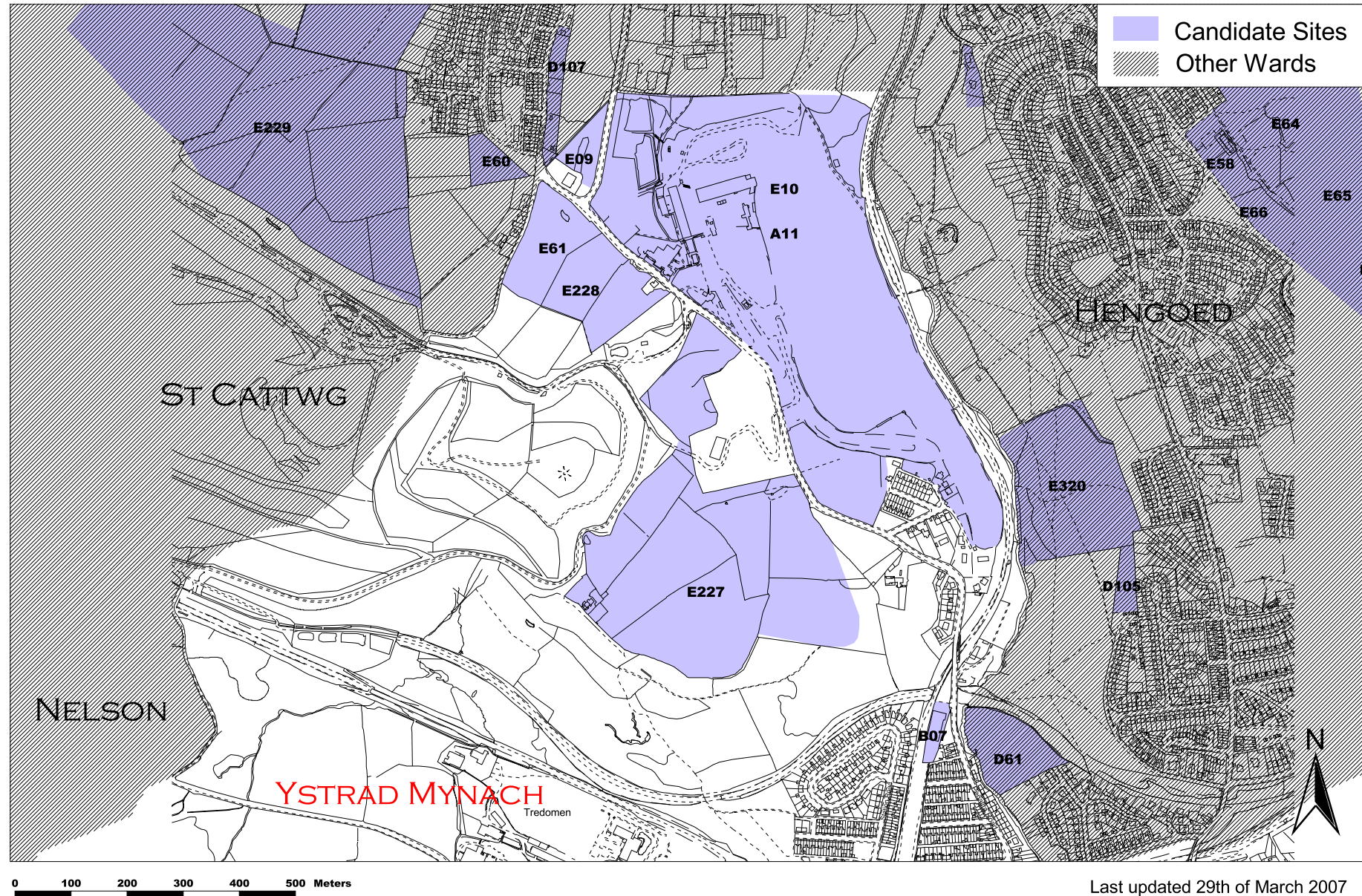
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Atgynhychwyd o fapiad yr Arolwg Ordans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron.
Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Plan 1 of 3

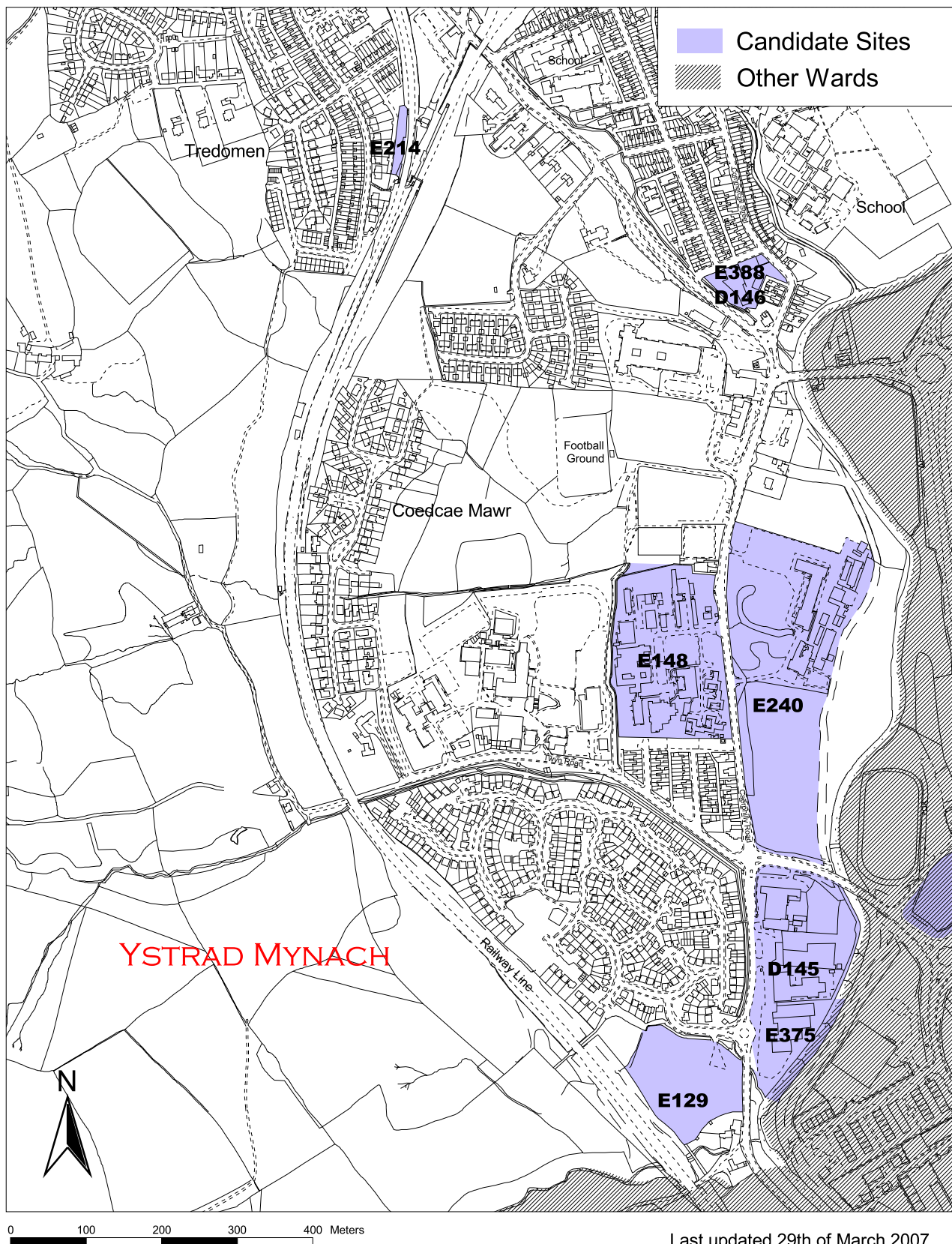


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 Aethgrychwyd o fapiau yr Arolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrhydi hawffrant y Goron. Mae atgrychru heb awdurdod yn torri hawffrant y Goron.
 Gail llyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, LA09004L, 2006.

Last updated 29th of March 2007

Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Plan 2 of 3



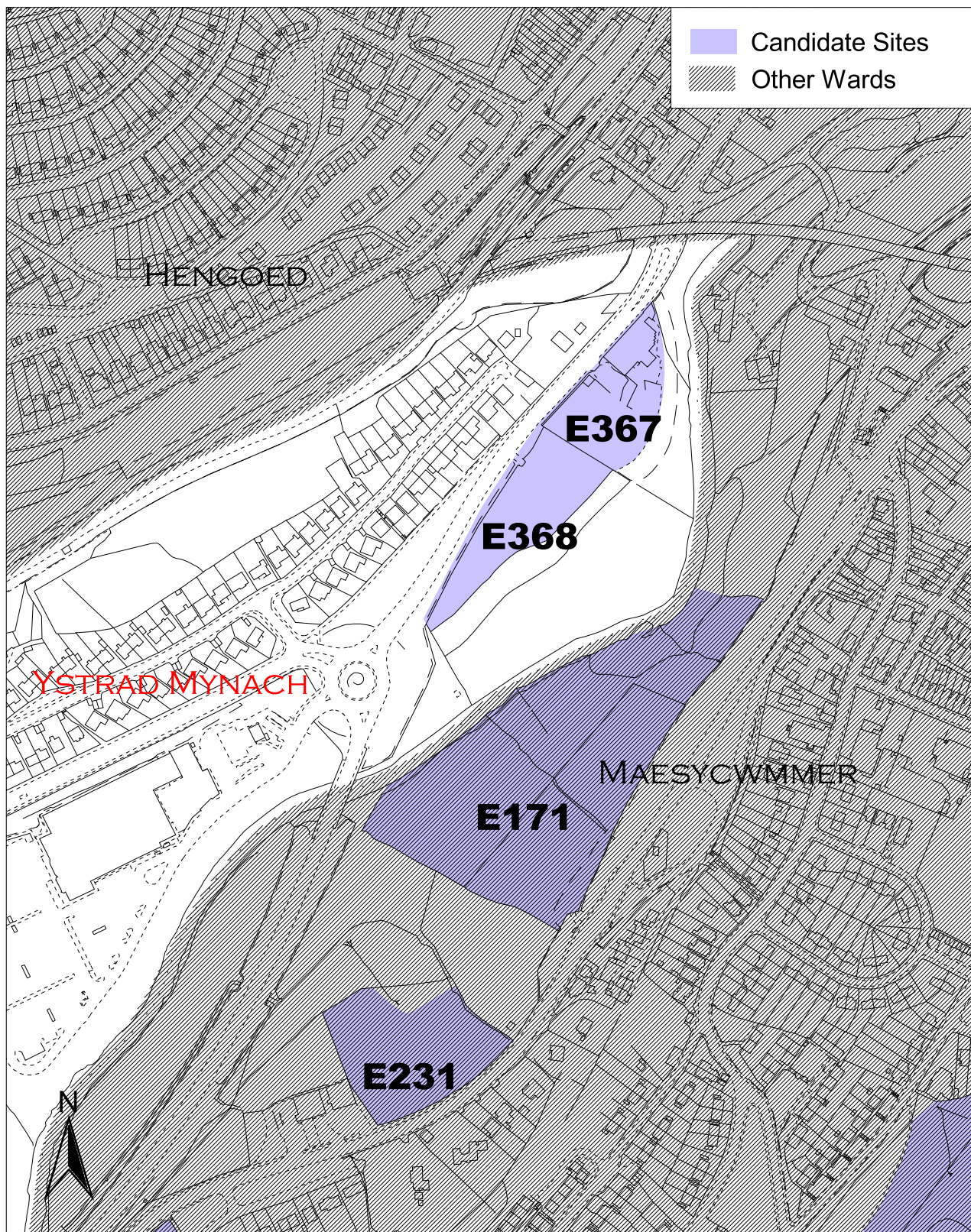
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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Plan 3 of 3



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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: A11 **Site Description:** Penallta Colliery

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: None

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

The site has been granted a recent full planning consent for a mix of uses and is under construction. It is anticipated that the site will be completed during the plan preparation process and therefore does not warrant further consideration.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

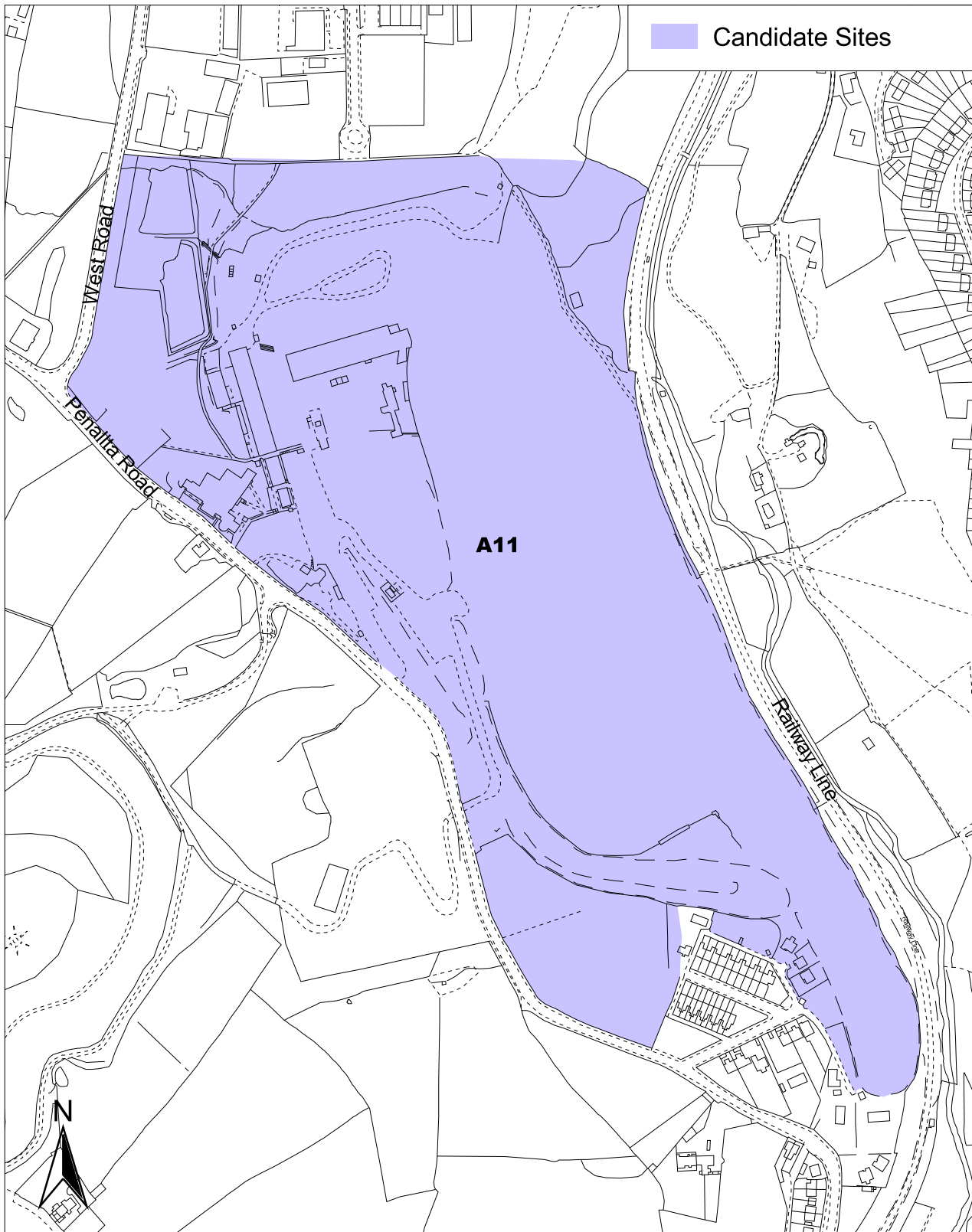
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>	Settlement Function	<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - A11



0 50 100 150 200 250 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: B07 **Site Description:** Penallta Yard

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Residential

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable -southern area with mature trees should be retained - trees worthy of TPO, bats and badgers recorded in vicinity. Records of UK/Wales Mixed deciduous woodland habitat

Highways Conclusions

Site suitable subject to junction improvements. Land acquisition for visibility purposes required as well as setting back of fenceline. Access to north of site would be most appropriate. Access junction would require widening to 5.5m

Environmental Health

Additional Comments

Previous outline planning consent for residential development. Should consider wider area incorporating adjoining land between site and main road

Is the site acceptable for further consideration? Yes

Justification

Site has outline planning permission for residential development and is deemed suitable for redevelopment subject to the retention of mature trees and results of surveys.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

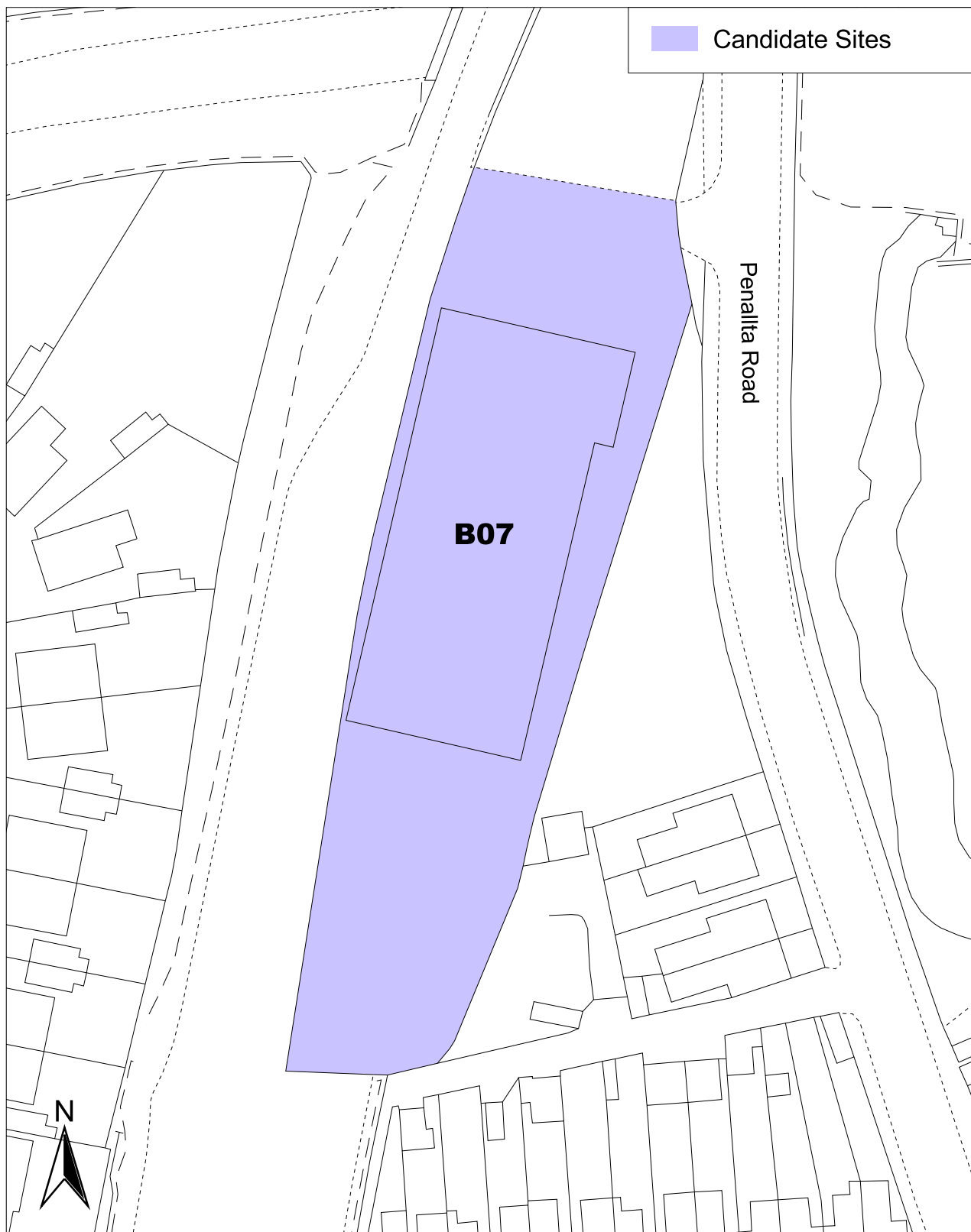
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient Settlement Function	<input checked="" type="checkbox"/>
Provide Infrastructure	<input checked="" type="checkbox"/>	Provide Community Facilities	<input checked="" type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>		

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - B07



0 10 20 30 40 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D145 **Site Description:** Caerphilly Road Industrial Estate

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Offices/Mixed Use

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Boundary should be amended to exclude river corridor to enable its retention. Alternatively, river corridor should be identified within site allocation as constraint to development.

Highways Conclusions

Suitable. Good existing accesses to site at both onto Caerphilly Road. However preferred access is off roundabout at southern end of site.

Environmental Health

Further Information required - BS4142 noise assessment and ground investigation

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site suitable for employment based uses (not residential), whilst retaining the river buffer, as a suitable redevelopment on an existing poor industrial estate, although will be looked at as part of a wider scheme with E375

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, otter).

Accordance with Strategies

None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

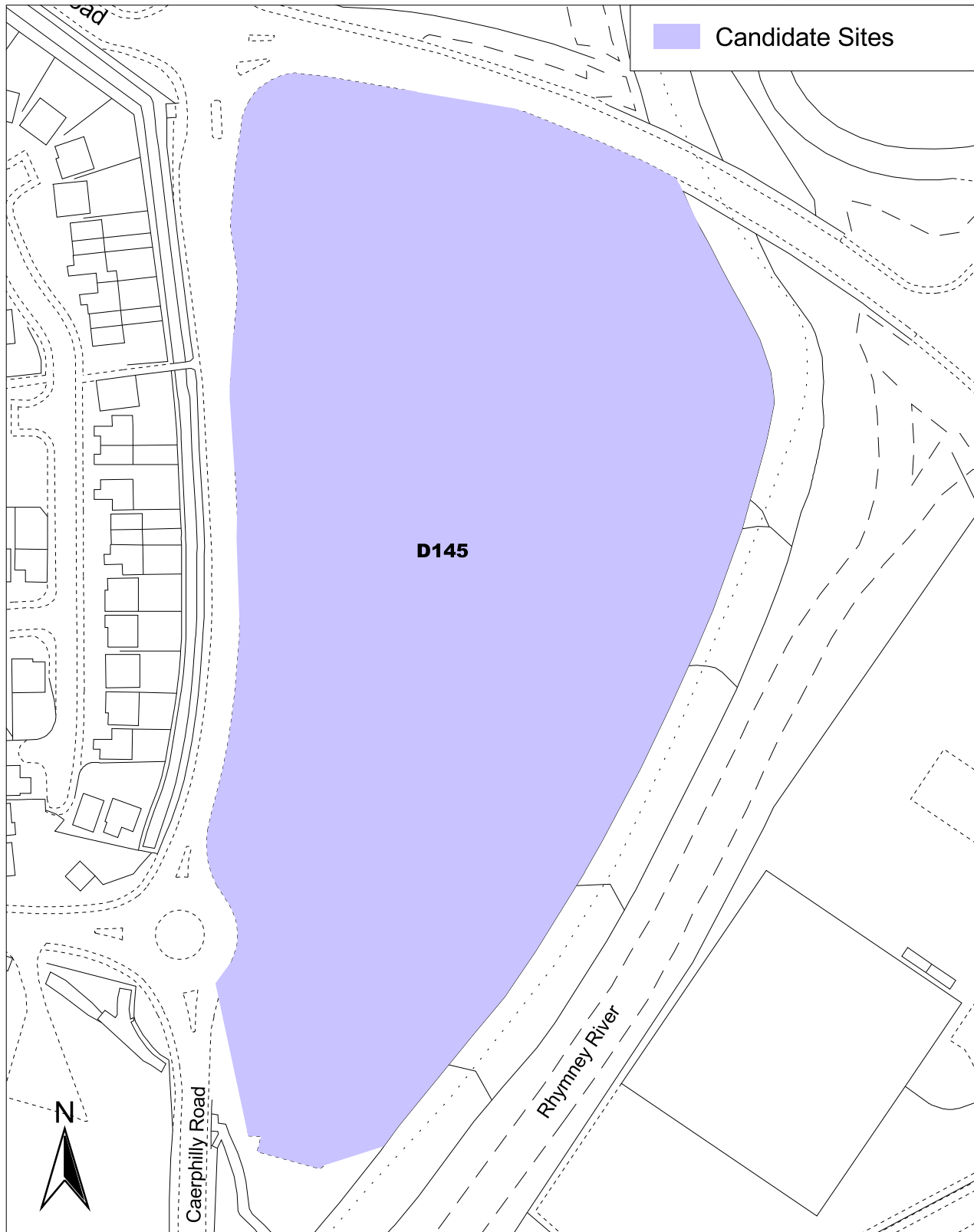
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient Settlement Function	<input checked="" type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>		

Caerphilly County Borough Local Development Plan

Candidate Sites

Ystrad Mynach Ward - Site Reference - D145



0 20 40 60 80 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D146 **Site Description:** Land north of the Royal Oak

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Offices

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site suitable. Constraints insufficient to prevent development.

Highways Conclusions

Site is suitable, preferred access between points X1 and X2 (both southern end of Central Street). Requires demolition of Ystrad Mynach Institute for visibility purposes.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Site subject to a planning application for residential development

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for office use with few constraints identified. The site is well related to Ystrad Mynach station and town centre.

Subject to the results of the following:

Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

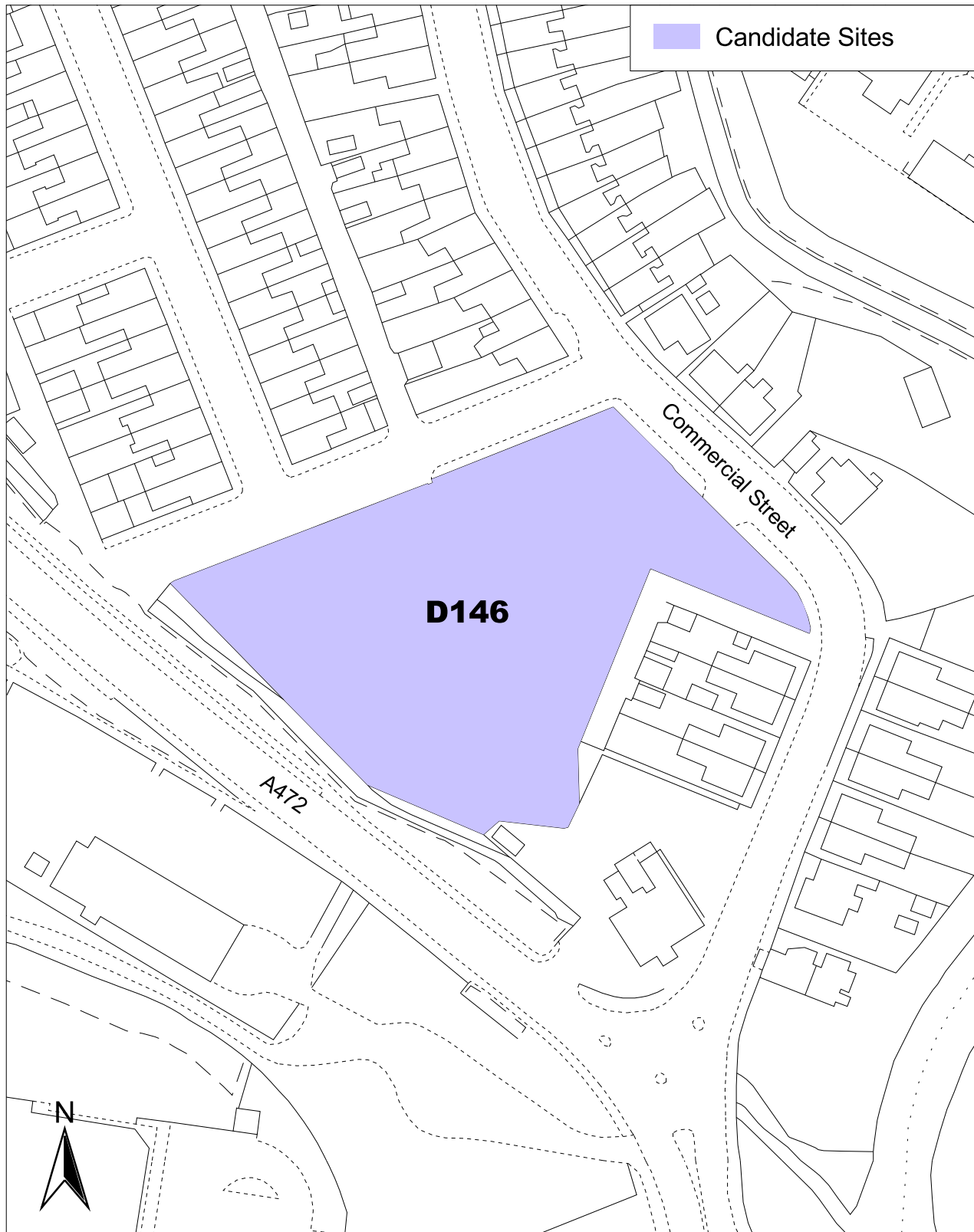
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient Settlement Function	<input checked="" type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - D146



0 10 20 30 40 50 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E9 **Site Description:** Land west of West Road, Penallta

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: None

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

The site relates poorly to the settlements in this area, and would form a small isolated development contributing to the piecemeal erosion of land between Penallta and Penybryn in an unacceptable manner.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

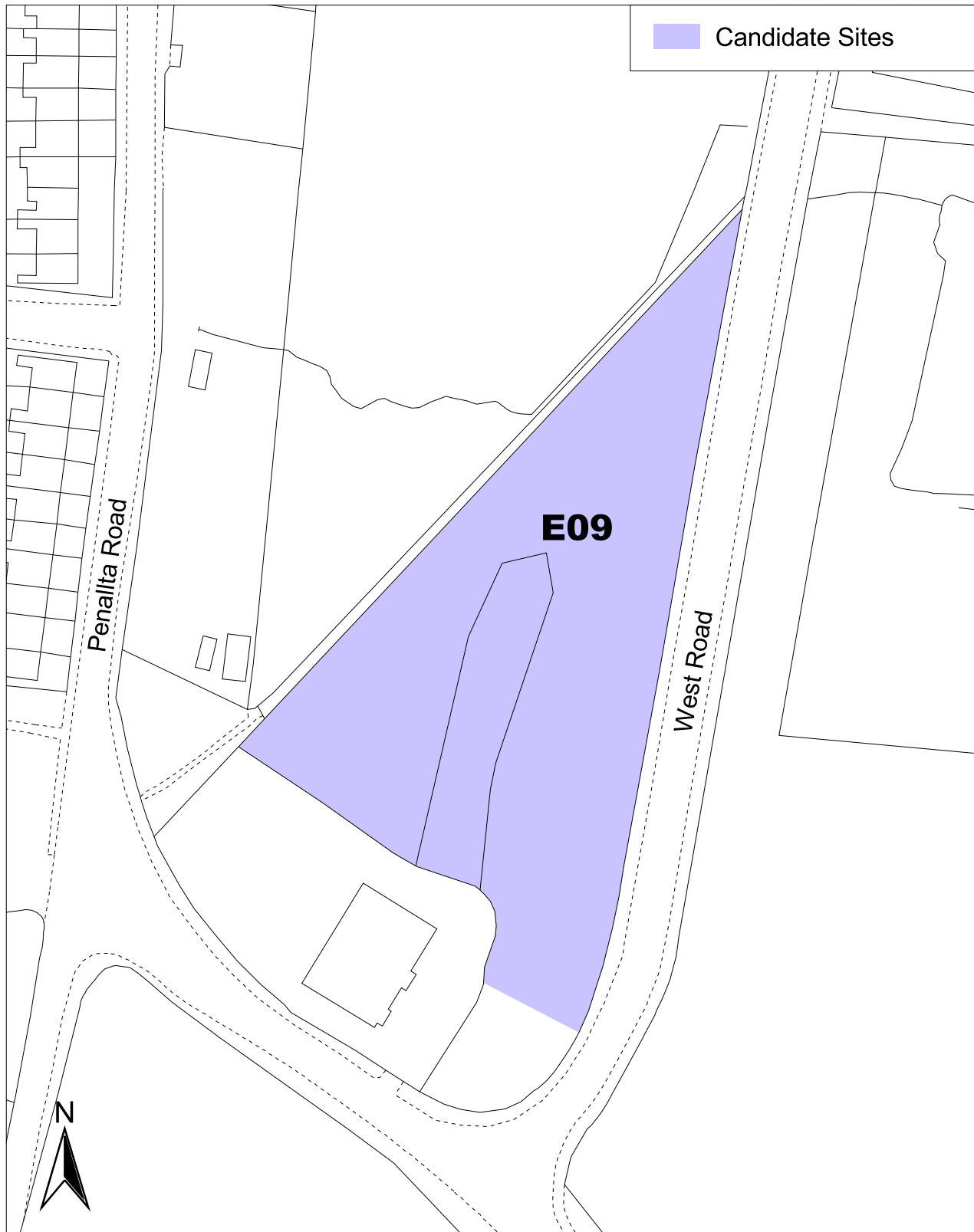
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient Settlement Function	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>		<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E09



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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E10 **Site Description:** Land east of West Road, Penallta

Settlement: Ystrad Mynach

Ward: Ystrad Mynach

Planning Preferred Use:

Small Site ☒

Comment if small site: Too small - settlement boundary consideration

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

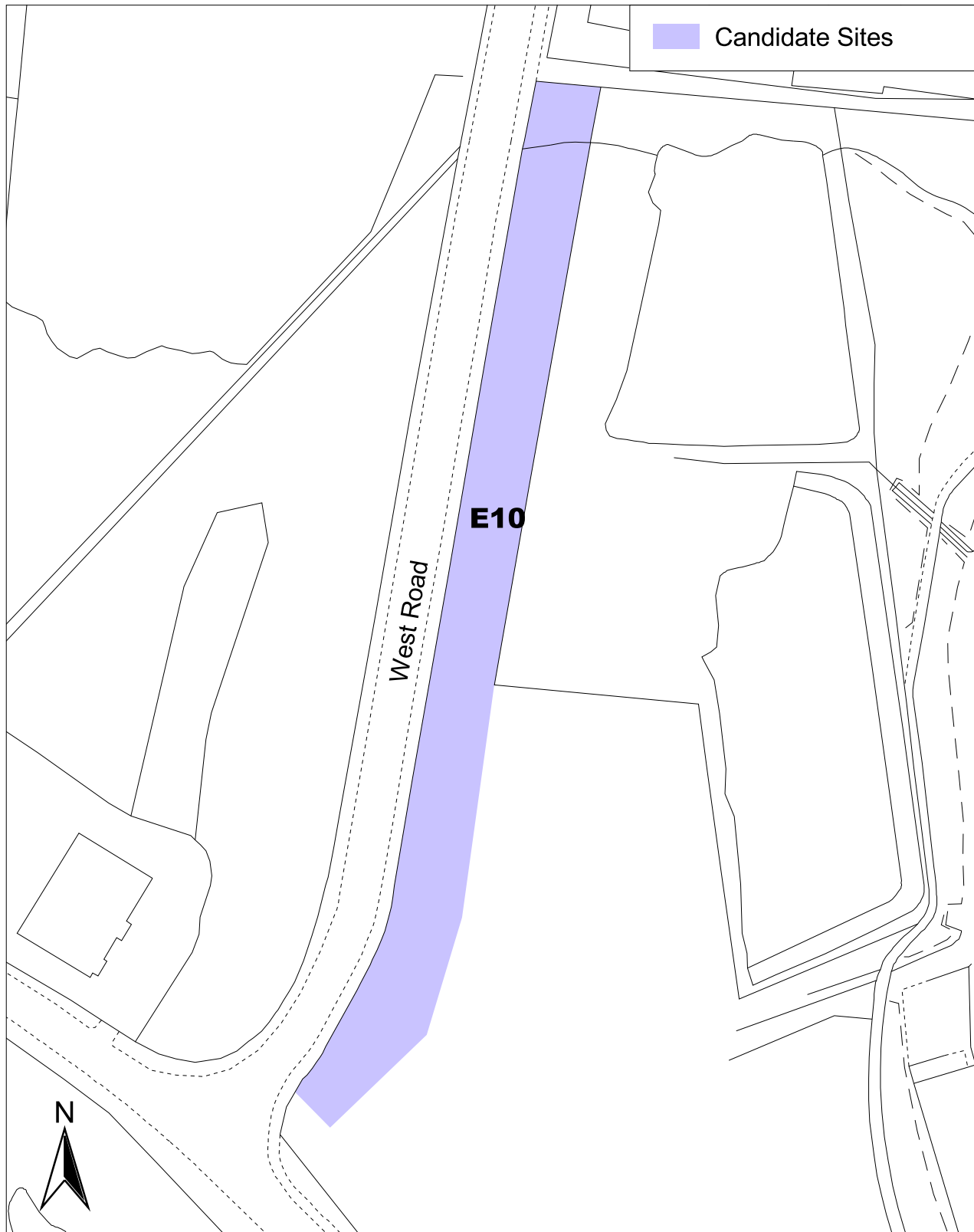
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient Settlement Function	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>		<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E10



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E61 **Site Description:** Land at Cefn-Llwynau

Settlement: Penybryn **Ward:** Ystrad Mynach

Planning Preferred Use: Residential

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable due to cumulative impact - would be harmful to the integrity of countryside character as adjoining Penallta Country Park. Possible trees worthy of TPO. UK or Wales priority habitat of acid grassland and LBAP habitat of pond

Highways Conclusions

Site suitable subject to land being used to increase visibility to the right. Access via field gate opposite Cefn Llwyn Farm

Environmental Health

Further information required - BS4142 & TAN 11 noise assessments due to road and industrial estate

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not acceptable as development would impact on the character of the area, which adjoins Parc Penallta, and the road is considered to be a defensible boundary

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, great crested newt).

Accordance with Strategies

None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

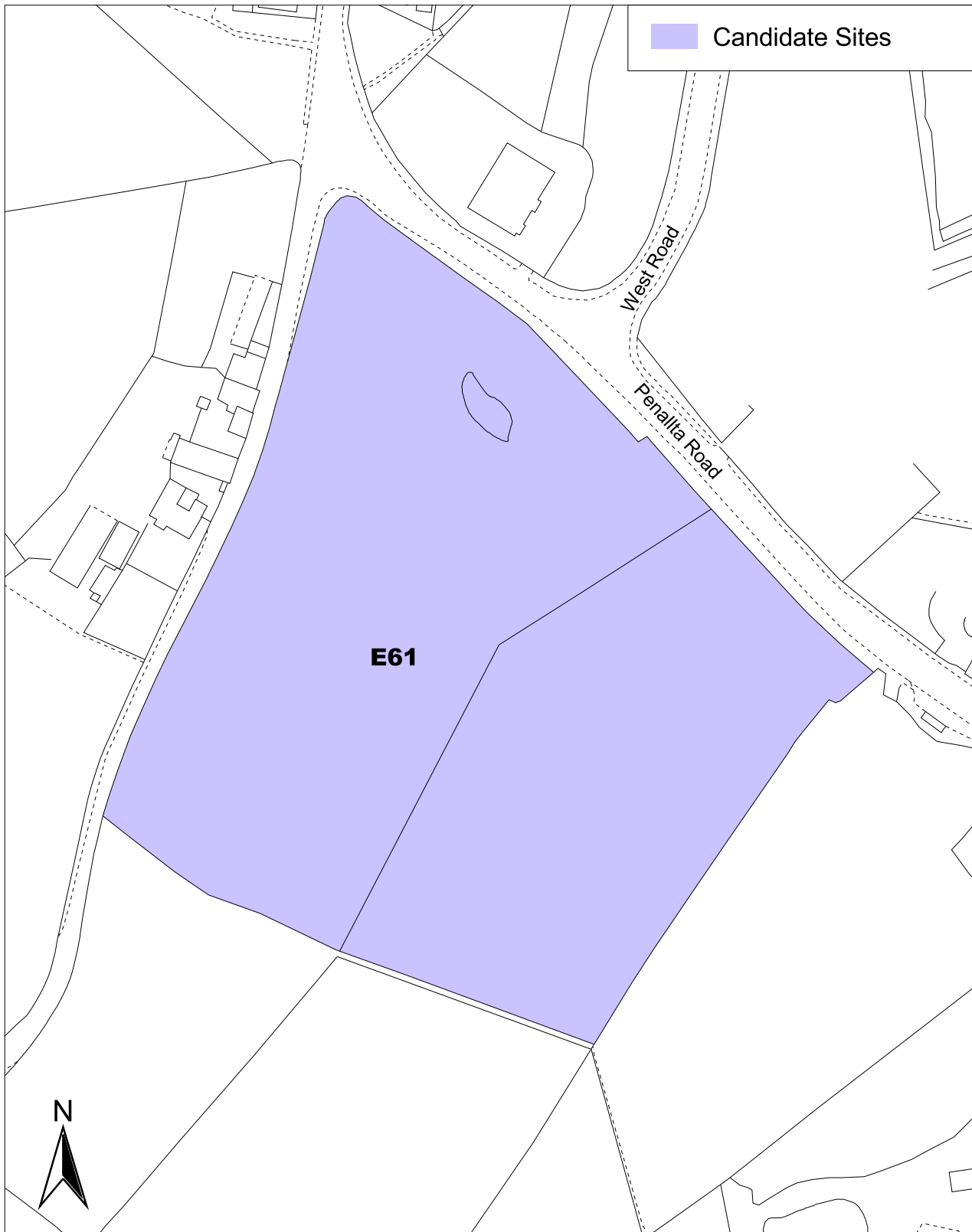
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient Settlement Function	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>		<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E61



0 20 40 60 80 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E129 **Site Description:** Land adjacent to Mill Farm, off Twyn Road

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Residential

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable - mature wooded strip on SE boundary is important wildlife corridor and should be retained.

Highways Conclusions

Suitable for residential development subject to electricity pylon and culvert protection works at entrance off Twyn Road.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is significantly constrained by pylons and culverts on site and is likely to be unviable to develop.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, otter).

Accordance with Strategies

None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

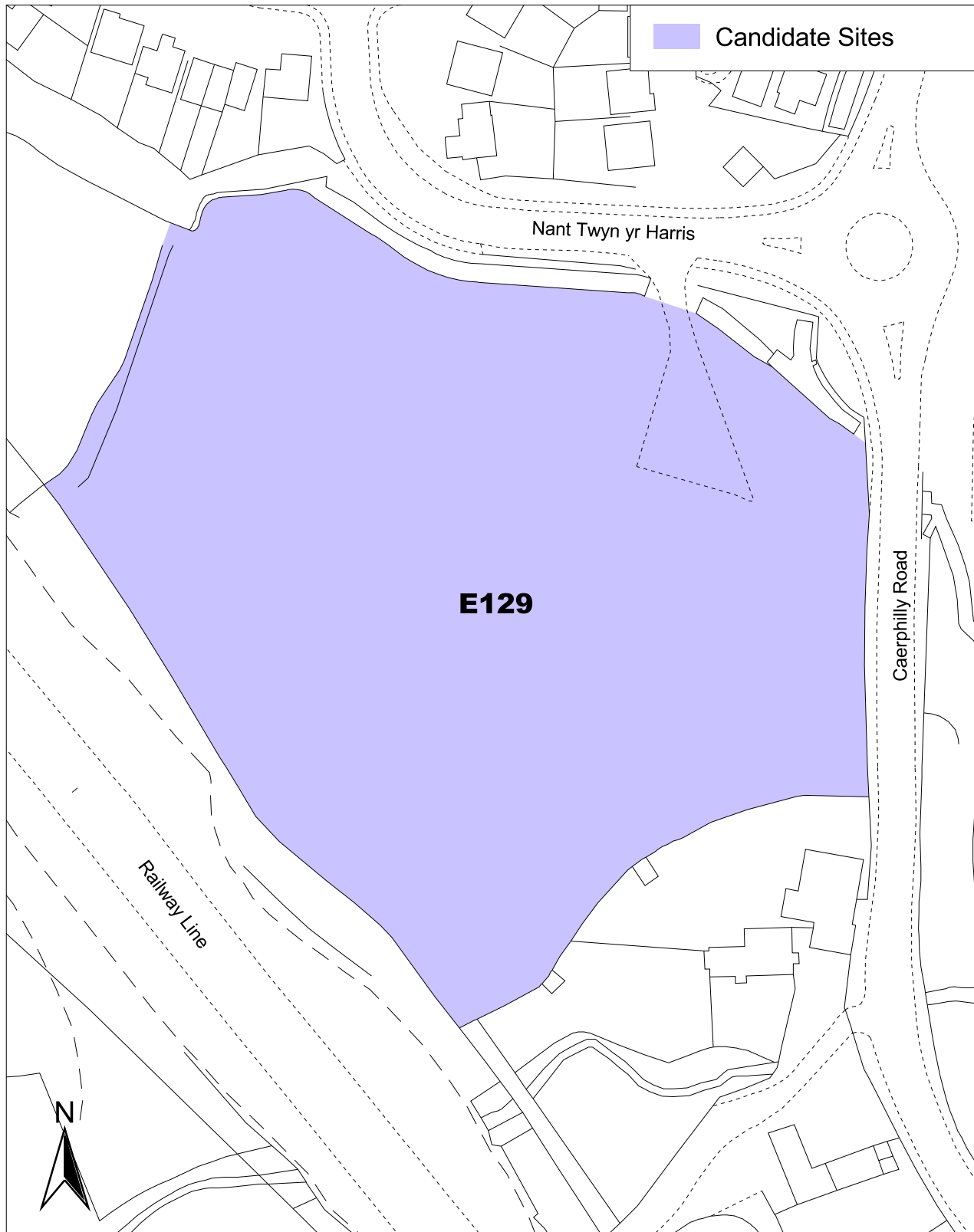
Conformity with components of preferred strategy

Opportunities	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit	<input type="checkbox"/>	Resource	<input type="checkbox"/>
North				Brownfield		Efficient	
Provide	<input type="checkbox"/>	Provide Community	<input type="checkbox"/>	Limit Countryside	<input type="checkbox"/>	Settlement	<input type="checkbox"/>
Infrastructure		Facilities		Impact		Function	

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E129



0 10 20 30 40 50 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E148 **Site Description:** Ystrad Mynach Hospital

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Sports/Leisure

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Existing buildings are potential bat roosts, and need to be taken into account.

Highways Conclusions

Adequate visibility easy to achieve. Existing hospital access preferred.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Existing leisure use currently on opposite side of road to be relocated on to this site as part of the new hospital application.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

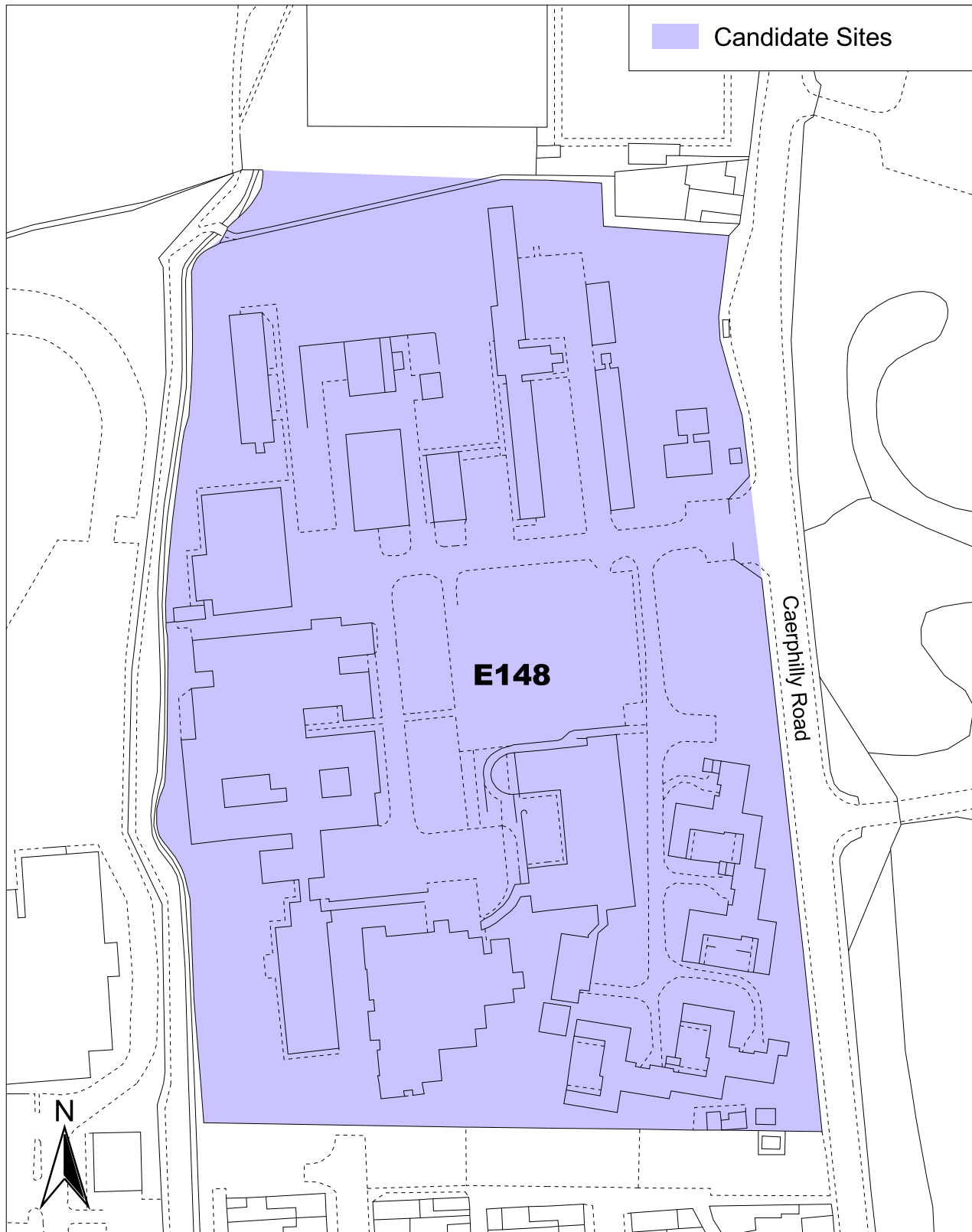
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient Settlement Function	<input checked="" type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>		

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E148



0 10 20 30 40 50 60 70 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E214 **Site Description:** Land to the rear of Brynmynach Avenue

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use:

Small Site ☒ **Comment if small site:** Too small - within settlement

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

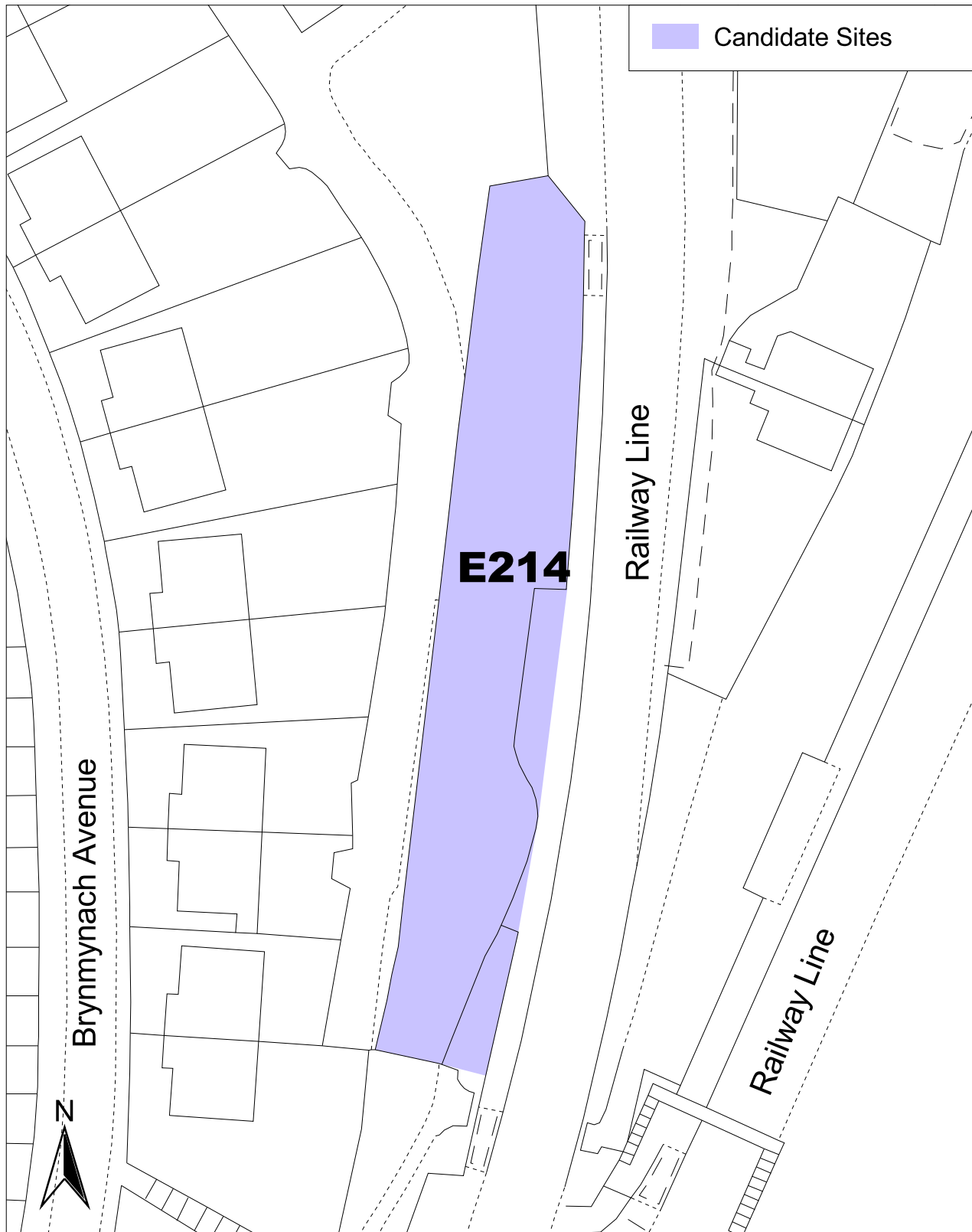
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>	Settlement Function	<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E214



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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E227 **Site Description:** Land off Penallta Road including Penalltau Fawr Farm

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: None

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

Outside of a defined settlement and surrounded by parkland. It is also in a prominent location on a hillside

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

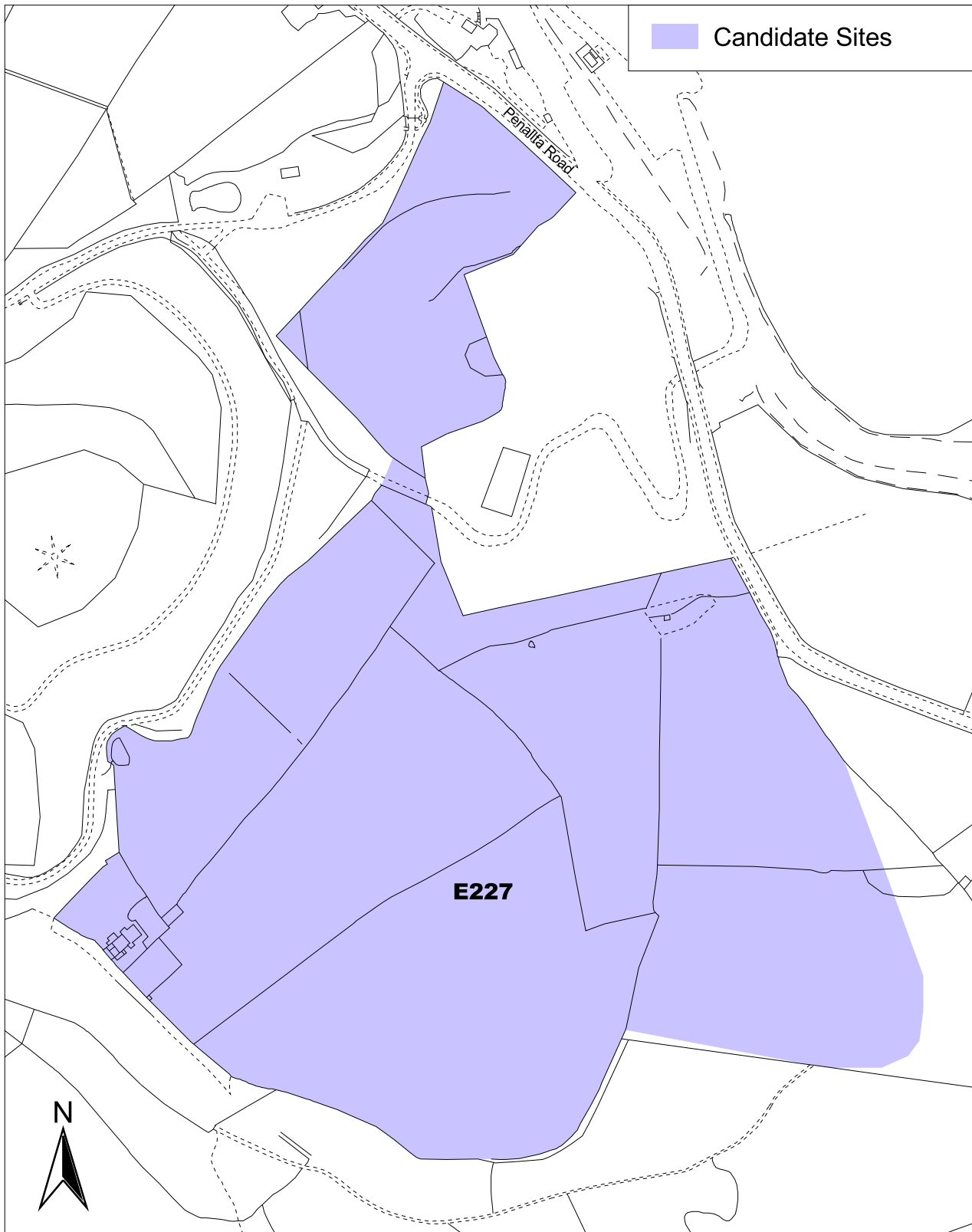
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient Settlement Function	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>		<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E227



0 50 100 150 200 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E228 **Site Description:** Land adjacent to Cefn-Ilwynau Bungalow, Penallta Road

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Residential

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site not suitable. Development here would be an intrusion into the countryside, compromising Country Park boundary.

Highways Conclusions

(DRAFT) Site is suitable, subject to development alongside E61. Access can be obtained from northern end of brick bus shelter off Penallta Road subject to hedgerow being set back in order to ensure satisfactory visibility.

Environmental Health

Further information required - BS4142 & TAN 11 noise assessments due to proximity to road

Additional Comments

****SEE E61****

Is the site acceptable for further consideration? No

Justification

Not acceptable as development would impact on the character of the area, which adjoins Parc Penallta, and the road is considered to be a defensible boundary

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, great crested newt).

Accordance with Strategies

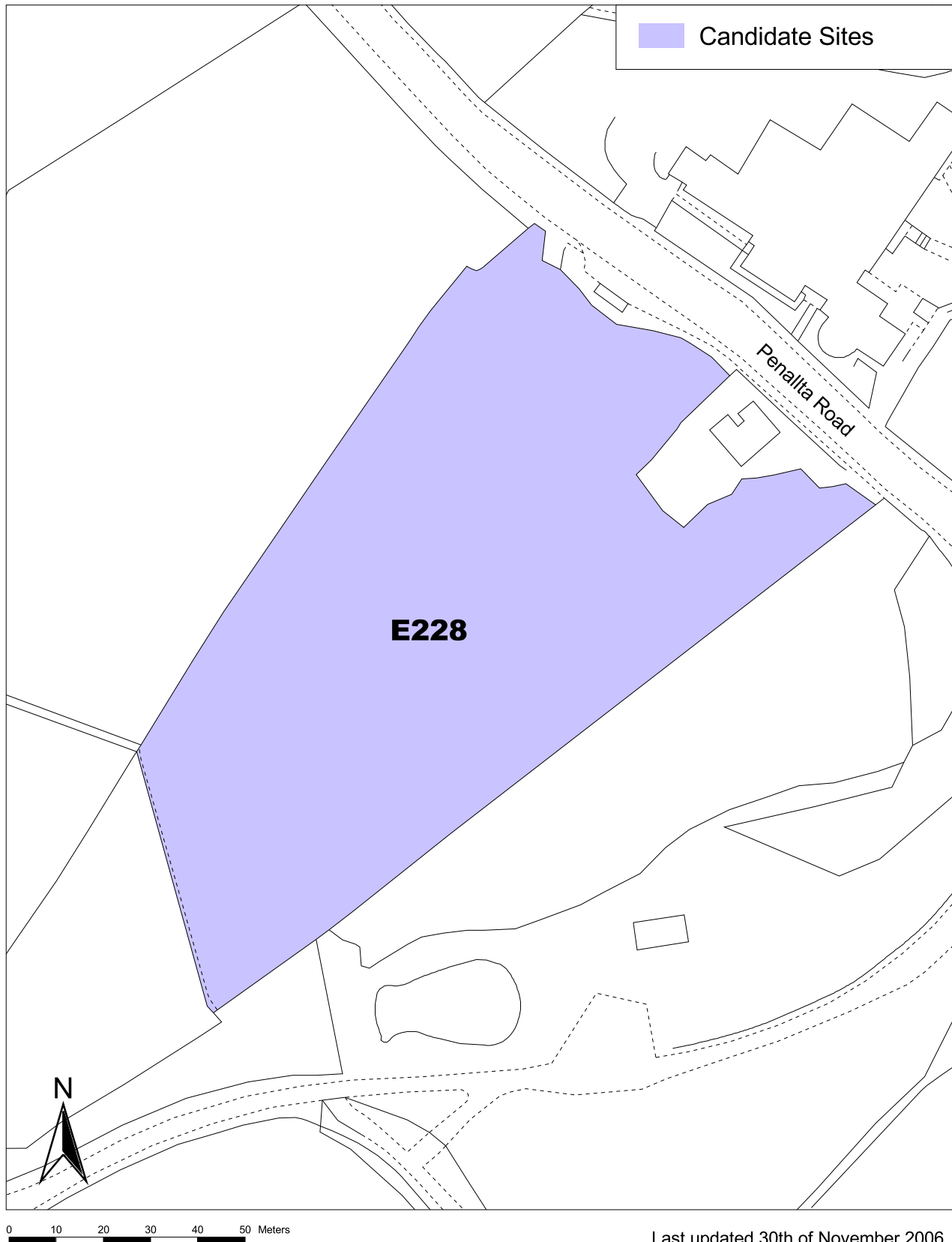
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>	Settlement Function	<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Site Reference - E228



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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E240 **Site Description:** Ystrad Fawr site off Caerphilly Road

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Office/Community Facility/ Leisure

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. All existing trees and green areas should be retained for their landscape and biodiversity value.

Highways Conclusions

(DRAFT) Site is subject to a current planning application and access will be determined as part of this

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Planning application for new hospital submitted on site.

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for its proposed use for a new hospital and has been subject to extensive consultation as part of this application.

Subject to the results of the following:

Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, otter).

Accordance with Strategies

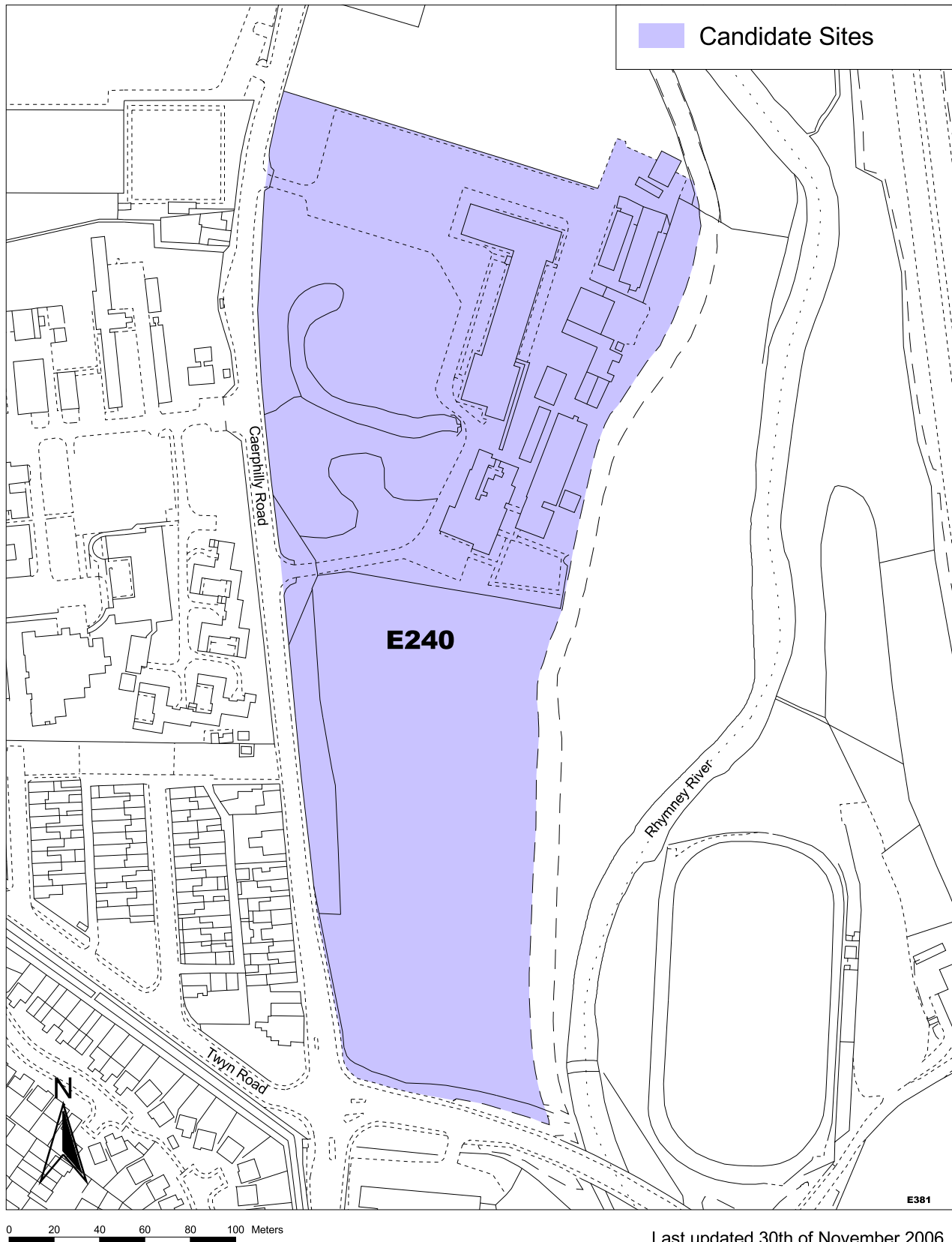
None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient	<input checked="" type="checkbox"/>
Provide Infrastructure	<input checked="" type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>	Settlement Function	<input checked="" type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Site Reference - E240



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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E367 **Site Description:** Land at New Road

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Residential

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Boundaries should be drawn in to allow for protection of woodland and hedgerow. Records of bullfinch on site and otters in close proximity. Trees with TPO south and east of site

Highways Conclusions

Site suitable for residential preferred access in area of existing accesses, although it is recognised that New Road is busy

Environmental Health

Site is suitable for intended purpose

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Development of the existing concrete works would be an acceptable after use of the brownfield site but land south should be excluded in the interests of visual amenity

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, otter).

Accordance with Strategies

None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☐ Preferred Strategy ☒

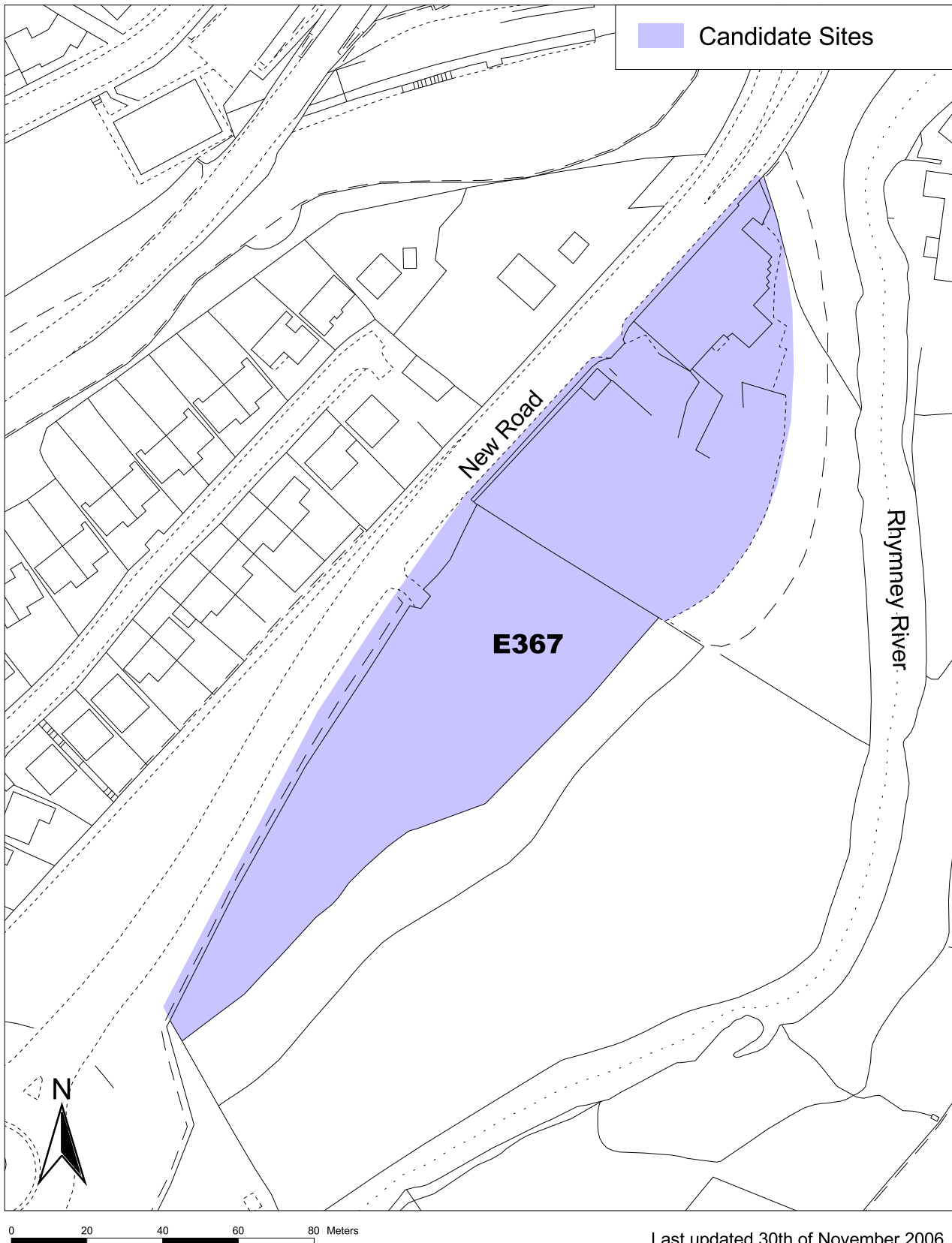
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient	<input type="checkbox"/>
Provide Infrastructure	<input checked="" type="checkbox"/>	Provide Community Facilities	<input checked="" type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>	Settlement Function	<input checked="" type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E367



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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E368 **Site Description:** Land south west of Gryphonn Concrete

Products, New Road

Settlement: Ystrad Mynach

Ward: Ystrad Mynach

Planning Preferred Use: Offices

Small Site ☐

Comment if small site:

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site acceptable. Contains trees and hedgerows. Boundaries of site should be drawn in to allow for the protection of these.

Highways Conclusions

Suitable for office development if developed in conjunction with Gryphonn Concrete site (providing Gryphonn site is also developed for office use).

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Redevelopment of the greenfield site without the brownfield land would be unacceptable in both visual terms and in relation to access.

Subject to the results of the following:

Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, otter).

Accordance with Strategies

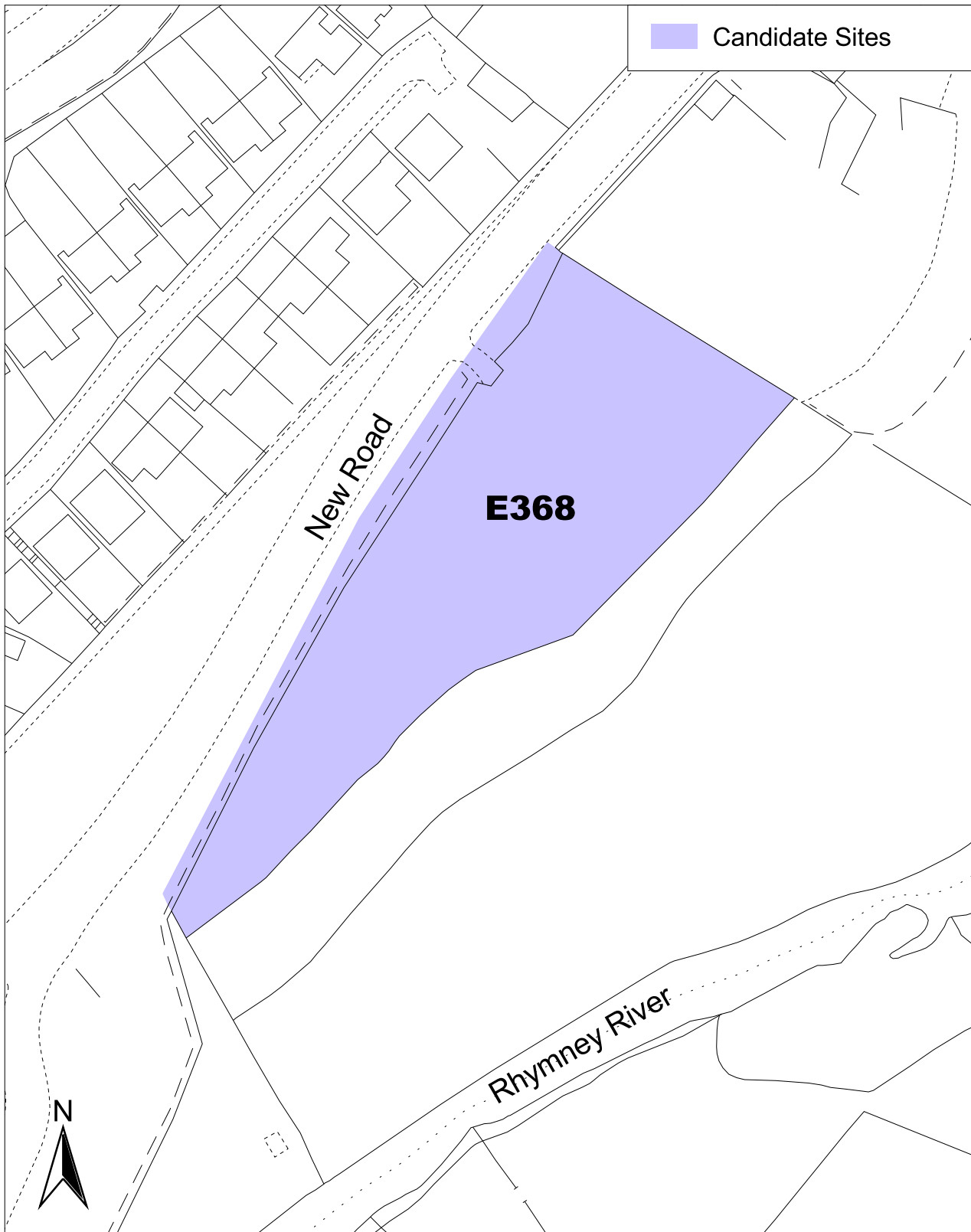
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>	Resource Efficient	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>	Settlement Function	<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Site Reference - E368



0 20 40 60 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E375 **Site Description:** Units 1-4 Caerphilly Road

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Office/Mixed Use

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. River and adjacent woodland should be retained.

Highways Conclusions

(DRAFT) Site suitable. Access from roundabout would be preferred.

Environmental Health

Further Information required - BS4142 noise assessment and ground investigation

Additional Comments

See D145

Is the site acceptable for further consideration? Yes

Justification

Site suitable for employment based uses (not residential), whilst retaining the river buffer, as a suitable redevelopment on an existing poor industrial estate, although will be looked at as part of a wider scheme with D145

Subject to the results of the following:

Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat, otter).

Accordance with Strategies

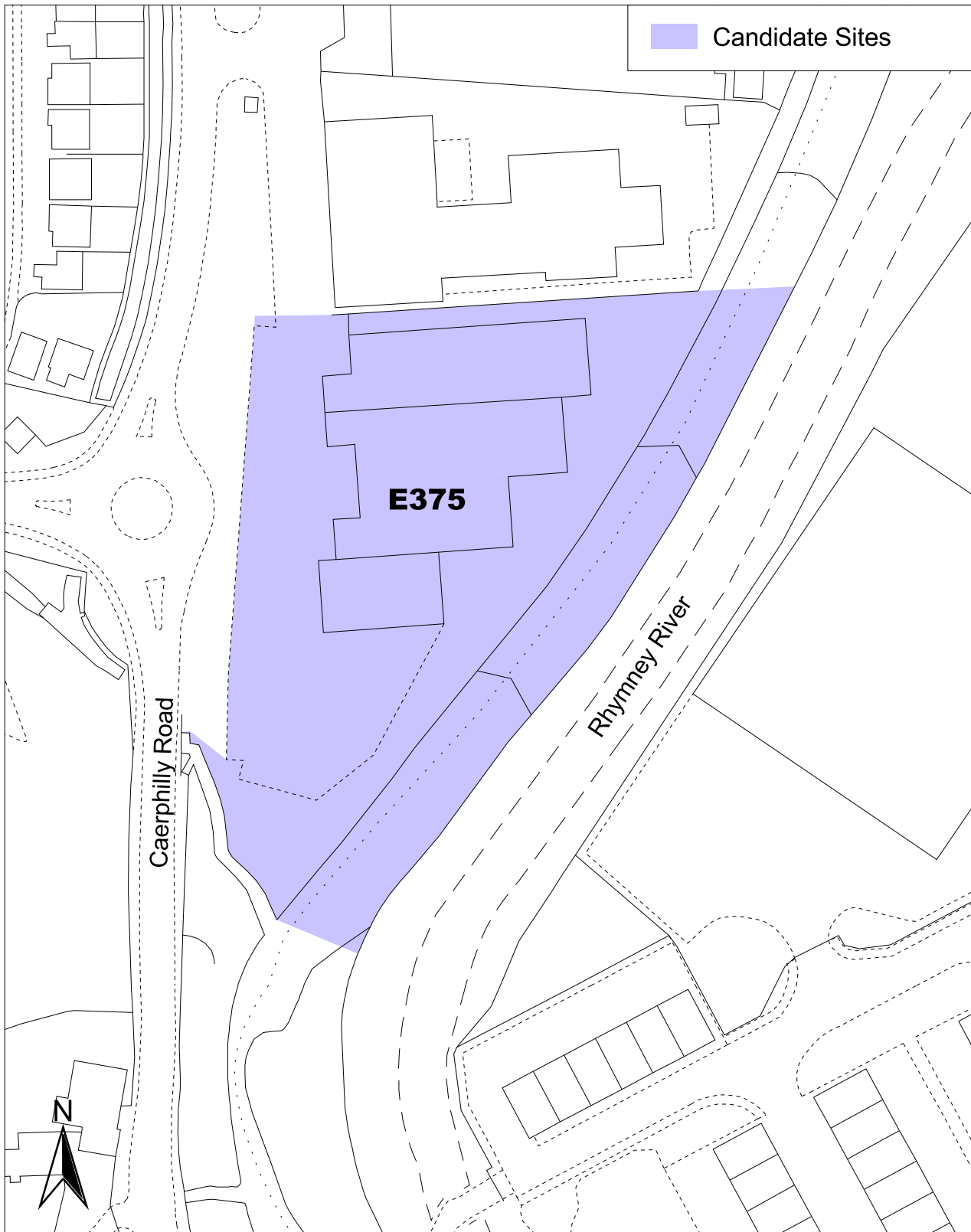
None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient Settlement Function	<input checked="" type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>		

Caerphilly County Borough Local Development Plan Candidate Sites

Ystrad Mynach Ward - Site Reference - E375



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Mae atgynhychu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E388 **Site Description:** Land to the rear of the Royal Oak Public House

Settlement: Ystrad Mynach **Ward:** Ystrad Mynach

Planning Preferred Use: Offices

Small Site ☐ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site suitable. Landscape/biodiversity constraints insufficient to prevent development.

Highways Conclusions

(DRAFT) Site suitable. Preferred access to the north of the site although there are constraints including onstreet parking and traffic calming.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for office use with few constraints identified. The site is well related to Ystrad Mynach station and town centre.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

None ☐ UDP ☒ Urban Containment ☒
Sustainable Growth ☒ Preferred Strategy ☒

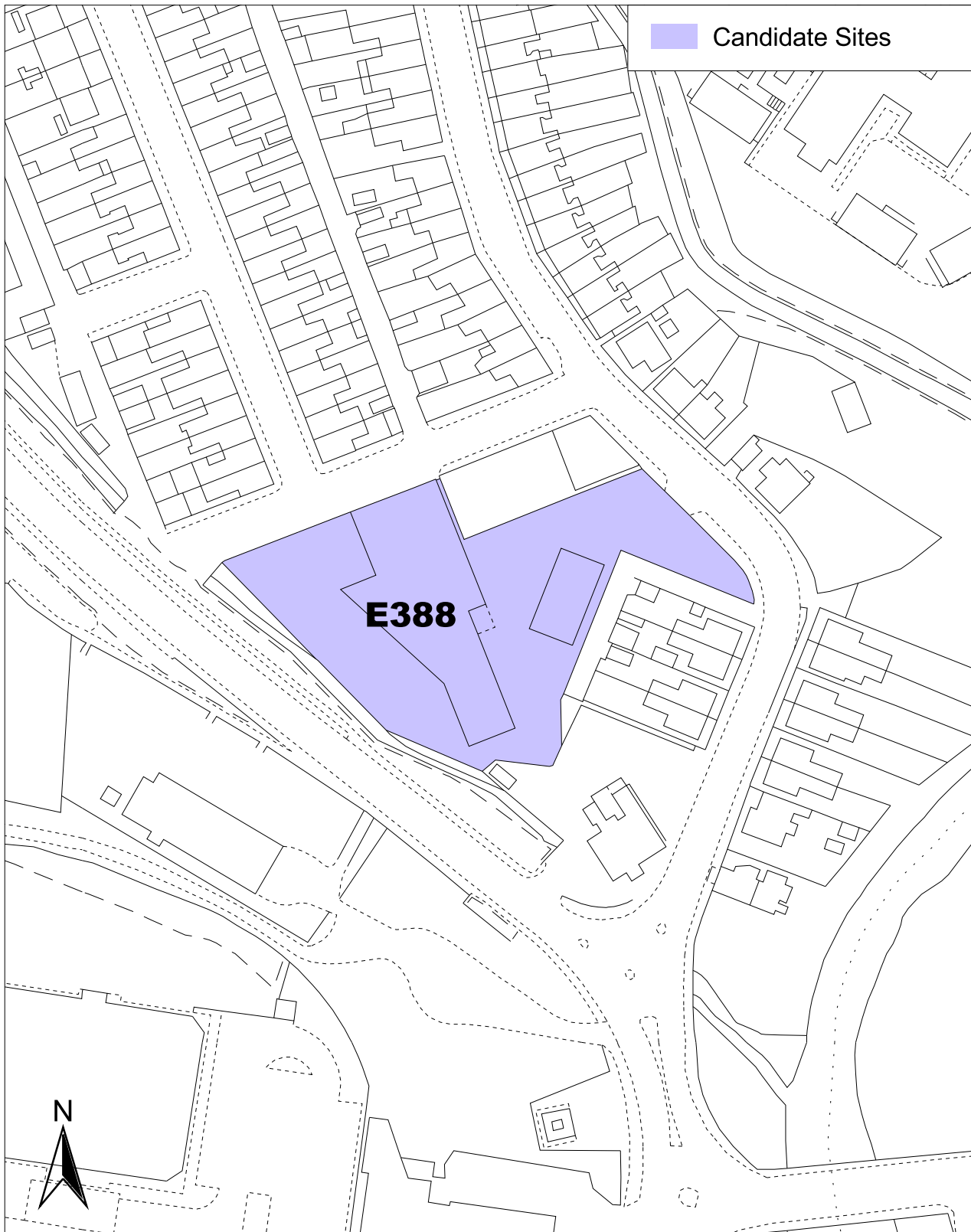
Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient Settlement Function	<input checked="" type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Ystrad Mynach Ward - Site Reference - E388



0 20 40 60 Meters

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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.