

## **Employment Land Review**

### **Availability Schedule 2017**

#### **Introduction**

This document sets out the present situation with regard to the availability of employment land within the County Borough of Rhondda Cynon Taf. The survey was undertaken in the February-March 2017 and follows on from the baseline data collected in 2008 and subsequent surveys. The baseline data of 2008 was collected in conjunction with Nathaniel Lichfield Partnership.

The following table sets out the availability and use classes of all employment sites included within the survey. The status of each employment site was correct as of the survey date (February/March 2017). The table also highlights the area of remaining developable land on each site. Additional information such as site area, location, brief site descriptions and constraints have also been included in order to provide context and a clear overview of the site.

It should be noted that site boundaries have been amended to reflect the adopted Local Development Plan. A comprehensive review of the sites and their associated vacant parcels of land have also been undertaken this year. Additionally, a number of sites present in the 2010, 2012, 2013, 2014, 2015 and 2016 surveys have been released to alternative uses.

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
R2	Stelco Hardy, Treherbert	The site is situated on the edge of the residential area of Tynewydd. The site is vacant and in a derelict condition; the vehicular access to the site is currently fenced off. Access for larger vehicles onto the site is poor and there is on-street parking on parts of the road leading to the site, exacerbating the situation. Direct pedestrian access is taken from the end of Eileen Place adjacent to the site.	Treherbert	2.13	2.13	Undeveloped	B2	Private	292951	198985	The site lies within a B and C2 flood risk zone.	Immediately	N/A
R3	Treherbert Industrial Estate	The site is comprised of two buildings occupied by Everest Windows and the community recycling centre. The site is enclosed on three sides by residential dwellings and has a school and other employment land uses in close proximity. The site has poor local and strategic access, but has the capacity to cope with heavy goods vehicles. Signage to the site is entirely absent.	Treherbert	3.58	0.00	Developed and Occupied (In Part) and Undeveloped (In Part)	B2, SG	Private	294096	198063	The site lies within a C2 flood zone; the northern most part of the site overlaps a designated SINC area.	Immediately	0.00% (0/3 Units)

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R4	Ynyswen Industrial Estate	The estate consists of a series of small, modern brick multi-use units with storage areas to the rear. It further hosts a medium sized factory constructed of metal and brick. The units are located along an access road that is linked to the adjacent Abergorki Industrial Estate.	Treherbert	2.29	0	Developed and Partially Occupied	B2,B8, D2, SG	Private	294811	197480	The south western part of the site lies in a category B flood risk zone.	Immediately	14.28% (2/16 Units)
R5	Abergorki Industrial Estate	The units on this site are all of a decent size and are suitable for the business uses contained therein. The site has relatively poor local and strategic access; local access is obtained through the residential areas of Treorchy. The sites appearance however has improved significantly since the units at the former Burberry factory have been occupied. The site is in close proximity to other employment land use, residential dwellings and a primary school.	Treorchy	8.29	0	Developed and Partially Occupied	B1, B2, B8, D2, SG	Private	295190	197197	Large patches of the site lie within a category B flood risk zone.	Immediately	32.43% (12/37 Units)

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R6	Caemawr Industrial Estate	This is a large, flat, dirty, undeveloped site on the fringes of Treorchy, benefitting from the numerous existing facilities. The site is allocated for employment in the LDP but presently hosts a pre-existing operational unit. Signage to the site from the main road is considered to be good. The access road is shared with the neighbouring Lidl supermarket and adjacent Treorchy Industrial Estate. The surrounding area is affected by congested terraced streets with much on-street parking.	Treorchy	3.6	2.03	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B2	Private	296301	196313	The site lies entirely within a C2 flood risk zone.	Immediately	0.00% (0/1 Unit)
R7	Treorchy Industrial Estate	The site is a large industrial area adjacent to Cae Mawr Industrial Estate. The site is located off the main road running through Treorchy and is bounded by the railway line and residential development. The site benefits from the facilities in nearby Treorchy. Signage to the site is very good from the main road and entrance signage is also provided. There are a series of industrial units from the considerably large Peacocks warehouse to small, independent units. The site is low density and is reasonably attractive	Treorchy	4.18	0	Developed and Occupied	B1, B2 B8, D2, SG	Private	296452	196137	The site lies almost entirely within a C2 flood risk zone.	Immediately	0.00% (0/19 Units)

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		with units in good condition. There is a good amount of parking and good internal space allowing for manoeuvrability.											
R8	Old Griffin Field	The site is located behind two streets of terraced properties and has difficult access through narrow streets with on-street parking. Signage to the site is very poor. The site is a large self-contained flat area of land that includes a large unit and car parking. The building is constructed of concrete and metal and is not modern in appearance. Adjacent to the site there is a modern housing estate and allotments. The site is surrounded by residential land use. There is ample parking on the site, which would prevent further on-street parking. The building is not attractive but is fit for purpose.	Pentre	0.50	0	Developed and Occupied	B1	Private	296597	196132	Access road through narrow residential streets makes manoeuvrability difficult and the site lies entirely within a C2 flood risk zone.	Immediately	0.00% (0/1 Unit)
R9	Gelli Industrial Estate	The site is divided into 2 parts the lower plateau contains a mixture of some large and a series of small units, which are constructed mainly of brick and metal. Some of these buildings are in a poor state of repair, although there are some newer units in this part of the site, which are of better quality. There is good parking provision	Ystrad	5.35	0.3	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B1, B2, B8, D2, SG	Private	298170	194960	A large proportion of the site lies within a category B flood risk zone.	Immediately	17.24% (5/29 Units)

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		for this area of the site and good internal access. The second area of the site on the higher plateau is a mix of different styles and sizes of buildings, which are not particularly good quality. There is some parking and good internal roads, however there does seem to be a lot of underused space. Overall the access to the site is fairly good from the main road, signage to the site is present from the main road but is poor closer to the site. The site is fit for purpose.											
R11	Factories at Salem Terrace, Llwynypia	The site is a linear area of land situated between the Rhondda River and the railway line. Much demolition has occurred here and few units remain on site. The site is unattractive with very poor access and poor visibility at the entrance point. There is little room for lorries to turn and two cars could not pass each other in places. Overall, this is a poor quality site.	Llwynypia	1.70	0	Developed and Occupied (in part) Undeveloped (in part)	B2	Private	299554	193525	A large proportion of the site lies within a category B flood risk zone.	Immediately	0.00% (0/2 Units)

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R12	Tonypandy Enterprise Centre and Factories	Access to the site is from a steep road off the main road through Tonypandy. The site is signed fairly well from the main road. The site splits into 2 parts, there are larger factory units in a reasonable condition occupied mainly by one user, with good parking. The second part of the site comprises a series of smaller units. The area is very highly developed and there is not enough parking, resulting in cars parked on the roads, blocking the access. The site is quite dangerous for the public with few footways and unclear views of traffic movement. There is also no room for deliveries in this part of the site. Although the site is on the edge of town, public access is not particularly safe or convenient. Overall the entire site is in fairly good condition but not particularly attractive.	Tonypandy	2.18	0	Developed and Partially Occupied	B1, B2, B8, A1, SG	Private	299360	193025	The majority of the southern part of the site lies within a C2 flood risk zone with an element of the northern part of the site lying within a category B flood risk zone.	Immediately	36.58% (15/41 Units)

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R14	Cambrian Industrial Park, Tonypanyd	This site comprises of a series of large factory units and a substantial factory on the edge of the Clydach Vale, which is situated at the end of a purpose-built access road from the A4119. The site is not very well sign posted. This is a good quality industrial estate comprising of brick and metal buildings. There is enough vacant land at the end of the site for at least one more unit to be developed and this has a readymade access point. There is some parking provided for the units but there are still many cars parking on the roads. The internal roads are good but there is no roundabout at the end of the site and turning a car can be difficult due to the congestion. Overall this is of a good quality site.	Tonypanyd	4.06	0.24	Developed and Occupied (mostly) and Undeveloped (small part)	B1, B2, B8, D1, A1	Private	298279	192620	None.	Immediately	0.00% (0/8 Units)
R15	The Pavilions, Clydach	This site comprises a modern, good quality office development; consisting of several small buildings in a low density, attractive layout at the end of a purpose built access road from the A4119. The buildings are constructed as one and two storey brick structures, which are the headquarters of Rhondda Cynon Taf	Tonypanyd	1.21	0	Developed and Occupied	B1	Local Authority	298107	192736	None.	Immediately	0.00% (0/6 Units)



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		County Borough Council. The site is well signposted and has good parking facilities, although there are still cars parked on the access road. Overall this is a good quality site.											
R16	Penygraig Industrial Estate	High density development of medium and large industrial units of varying age and condition. Access to the site is an issue given that it is via a car park with limited visibility. Local and strategic access to the site is considered adequate. The site is not overly attractive but is suitable for the business uses contained therein.	Penygraig	1.73	0.22	Developed and Partially Occupied	B1, B2, B8	Private	299920	191820	Access Constraints.	Immediately	0.00% (0/7 Units)
R17	Ely Industrial Estate	This is a modern industrial estate with a low density layout. The site hosts a number of B class uses in addition to other uses suited to an industrial estate; the site also boasts the Sub Zero ice-cream shop and takeaway. Strategic and local access is considered good, being close to the A4119, the site is also reasonably well-maintained. The site boasts good internal roads but parking can become an issue on occasions.	Williamstown	1.87	0	Developed and Partially Occupied	B1, B2, B8, A1, D1, D2, SG	Private	300034	190810	None.	Immediately	15.78% (3/19 Units)

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R18	Council Depot, Dinas Road	The site includes the Councils highway depot along with associated older brick buildings, including the Council's animal pound. Additionally, 'Rhondda Ready Mix' concrete has a processing unit located on the site. The Council depot forms the main use on the site, this encompasses a reception area, storage sheds and a recycling centre. The buildings are of fair quality and are fit for purpose. The remainder of the depot is used for the storage of vehicles. Rhondda Ready Mix has a very good quality building, which has been extended. The animal shelter is in fair condition. Access to the site is off Dinas Road, however signage for the site does not exist.	Porth	1.45	0	Developed and Occupied	B2, SG	Local Authority	301650	191617	The site lies partially within a B class flood risk zone. A C2 flood risk zone abuts the site's northern boundary. A designated SINC area runs through the middle of the sites.	Immediately	0.00% (0/3 Units)
R19	Dinas Enterprise Centre	The site is configured in a linear progression and comprises manufacturing and retail units. The site runs adjacent to the main road through Dinas/Porth. Access to the site is good and there is adequate parking. There is no signage to the site although it is clearly visible from the main road. The site is quite modern in appearance with the buildings of	Porth	1.41	0	Developed and Partially Occupied	B2, A1	Private	302268	191557	The middle of the site is intersected by a category B flood risk zone.	Immediately	20.00% (1/5 Units)

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		brick and metal construction. The site is situated close to and benefits from the Porth by-pass.											
R20	Bus Depot, Porth	This site is located off the road from Porth town centre close to the residential area. The site is not sign posted and access to the site is good/wide to allow buses in and out. The site is quite unattractive with good local but poor strategic access. There are a number of units on site which are unattractive but suitable for the uses contained therein.	Porth	1.85	0	Developed and Occupied	SG	Private	302417	191895	The site lies within B and C2 flood risk zones.	Immediately	0.00% (0/2 Units)
R21	Rheola Industrial Estate	The site is accessed through Porth town centre; there is poor direct access to the site over a non tarmac narrow road. Congestion is an issue with cars parked on and around the entrance road. The site is signed from the main road but this is poor and there is no other signage making the site very hard to identify. The site is linear and in very poor condition. Overall the site is poor quality.	Porth	0.33	0	Developed and Partially Occupied	A1, B2	Private	302443	191762	The site lies within a C2 flood risk zone.	Immediately	37.50% (3/8 Units)

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R22	Llwynceilyn Ind Est	The site is divided into three distinct elements by the access road. There are smaller units located behind the fire station which have no signage. There are some larger units on the site which include Beatus Cartons and there is a site opposite which is occupied by a hand car wash. Access to the site is direct from Porth Relief Road. The buildings are generally good quality and appropriate for the business uses contained within them. The whole site does not conflict with adjacent residential land given the areas topography that creates a natural barrier between the employment site and adjacent residential dwellings.	Porth	3.77	0.38	Developed and Occupied (in part) and Undeveloped (in part)	B1, B2, B8, SG	Private	303409	191154	The majority of the site lies within a PPWB flood risk zone.	Immediately	9.09% (1/11 Units)
R23	Former Fenner Factory	This large single unit is situated in well-maintained grounds with generous car parking facilities. Access to the site is taken from the A4233, which is suitable for heavy goods vehicles. The high quality, contemporary building has a large service area to the front and rear. The unit itself is limited in terms of potential expansion due to the topography of the surrounding landscape.	Maerdy	3.37	0	Developed and Occupied	B2	Private	297008	198823	None.	Immediately	0.00% (0/1 Unit)

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R24	Maerdy Road Industrial Estate	The majority of units are classified as low order B1 land use, accessed by a shared entrance with adjacent employment site R25. High-density parking and the movement of service vehicles limits internal circulation. There is no scope for expansion due to surrounding uses including Ferndale Community School which abuts the site.	Ferndale	2.45	0	Developed and Partially Occupied	B1, B2, SG	Private	298518	197634	None.	Immediately	0.00% (0/19Units)
R25	Ferndale Industrial Estate (Chubb)	This LDP employment allocation shares its wide entrance route with adjacent employment site R24. The site formerly hosted the Chubb factory but is currently derelict, consisting of brownfield land to the front of Maerdy Road Industrial Estate. Some dilapidated buildings still stand although all structures appear unsafe with cabling hanging loose amongst other hazards. Adjoining land uses are compatible with employment purposes. There is a frequent bus service on Highfield Road, south of the Industrial Estate. A mixed-use application has been granted on the site for a housing/employment led scheme.	Ferndale	8.38	8.38	Undeveloped	B1, B2, B8	Private	298753	197564	Some site clearance required.	Immediately.  Application approved for a mixed use development. (Housing, employment, retail etc).	N/A

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R26	Highfield Industrial Estate	The site contains a number of individual brick units that contain mainly B class uses. Access to the site is along a wide roadway that leads to a series of self-contained units with a combination of well-maintained and less well managed grounds. The units themselves are adequate in quality and appearance for the purposes contained therein given the site's strategic location (adjacent to Ferndale and Maerdy Industrial Estates). The site is not considered to have good access; local access is deemed adequate but not overly suited to heavy goods vehicles. The site has improved significantly in recent years and vacancy has lessened dramatically.	Ferndale	2.42	0	Developed and Partially Occupied	B1, B2, B8, D1, D2, SG	Private	299024	197472	None.	Immediately	32.00% (8/25 Units)
R27	Oakland Business Park	Oakland's Business Park contains two large metal units which are further subdivided into 29 units. Accessibility to the site is along a wide roadway that leads to a sizeable parking area. The site is well maintained with good quality units appropriate for the business use contained therein. The open grounds provide high levels of visibility for all service vehicles. The site does little to	Ferndale	2.27	0	Developed and Partially Occupied	B1, B2, B8, SG	Private	300338	196413	The entire site lies within a PPWB flood risk zone.	Immediately	20.68% (6/29 Units)

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		conflict with adjoining land uses given its reasonably strategic location and the topography of the surrounding area.											
R29	Paulettes Workshop and Yard, Aberllechau Road	The site has direct access from the Porth Relief Road that runs adjacent to the site. The quality of the units are satisfactory for the business uses contained within, yet there is limited room for expansion given its proximity to Wattstown and the Porth Bypass. Grounds outside the units are active with machinery and workmen. The bus Yard takes its access from the western part of the Travis Perkins grounds.	Wattstown	0.86	0	Developed and Occupied	B1, B2, SG	Private	301941	193704	The majority of the site lies within a C2 flood risk zone with the exception of the south eastern edge, which lies within a PPWB flood risk zone.	Immediately	0.00% (0/4 Units)
R30	Peacocks	This secured unit is a quarter of a mile from Wattstown. The units are bound by the Rhondda Fach Trail in the south and steep topography leading to the residential area in the north. The site does not adversely conflict with surrounding land uses. The site is easily accessed from the Porth bypass and is generally of good quality with well-maintained grounds, yet there is limited room for expansion as the site abuts a residential area in the east.	Wattstown	1.83	0	Developed and Occupied	B1, B8	Private	302131	193732	The southern part of the site lies within a category B flood risk zone and the eastern fringe lies within a C2 flood risk zone.	Immediately	0.00% (0/3 Units)

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R31	Ynyshir Industrial Estate Standard	This linear employment site contains five individual one-storey units that run parallel to Ynyshir Road; direct access is achieved via the new Porth bypass. The units contain B1, B2 and A1 land uses which are of relatively high standards for the business uses contained therein. The site does not conflict with adjoining land uses. The site is well sign-posted.	Ynyshir	1.66	0	Developed and Occupied	B1, B2, A1	Private	302409	193285	The northern part of the site lies within a C2 flood risk zone with the western half of the site within a PPWB flood risk zone.	Immediately	0.00% (0/5 Units)
R32	Ynyshir Lady Lewis Industrial Estate	This linear site contains B1, B2 and Sui Generis land uses, running parallel to the Porth Relief Road which provides excellent access to the employment site. There are five businesses on the site that are in moderate condition and suitable for the business uses contained therein. The site is satisfactorily maintained and does not conflict with adjoining residential and educational land uses, given the natural topography of the area and dissection of the site from the adjacent school at Llanwonno Road. The site is well sign-posted.	Ynyshir	2.05	0.16	Developed and Occupied (In Part) and Undeveloped (In Part)	B1, B2, SG	Private	302520	192192	The eastern half of the site lies within a category B flood risk zone.	Immediately	0.00% (0/5 Units)



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R33	Maerdy Colliery Site	This site lies at the head of the northern strategy area and forms part of the strategic site as identified in the LDP. The site has been allocated for B1 and/or B2 employment with open space and possible leisure and tourism uses. The site is subject to a number of constraints including SINC, low land values, the need for large-scale land reclamation and steep slopes. Aside from being steep, the topography is uneven and splits onto two distinct levels. Access is achieved from the A4233, which is suitable for heavy goods vehicles due to the infrequently used roadway that runs up to the site past the Avon factory.	Maerdy	1.0	1.0	Undeveloped	B1, B2	Private	297008	198823	The site is subject to a number of constraints including SINC, low land values, the need for large-scale land reclamation and steep slopes. The north eastern corner of the site also falls within a C2 flood risk zone.	Long Term	N/A
C1	Hirwaun Industrial Estate - East of 5th Avenue	The employment site is situated on the east side of Hirwaun Industrial Estate and is accessed from the A4061 Rhigos Road. The majority of units are one-storey metal structures of standard quality and appearance. The main exception is the well-maintained grounds and modern build of Tower Business Centre. Land surrounding the units is maintained to an acceptable standard, but there is little room	Aberdare	5.79	0.42	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B1, B2, B8	Private	294233	206085	None.	Immediately	11.11% (1/9 Units)

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		for expansion due to the arterial route ways of the A465 and A4061 and the railway line that bind the site.											
C2	Hirwaun Industrial Estate, Main Avenue & Fourth Ave	Much of Hirwaun Industrial Estate is made up of this large site, comprising of one and two storey metal and brick structures in a linear progression along Main and Fourth Avenues. The site is easily accessible from the A4061 (Rhigos Road) with good roads and signage on site. There are two vacant units, fenced off with signs indicating that the land is private property. A number of the units are falling into a state of disrepair; otherwise the remaining units are of good quality and appearance for the business uses contained therein. The grounds surrounding the site are maintained to an acceptable standard with wide and unobstructed roadways.	Aberdare	19.68	2.08	Developed and Occupied (in part) and Undeveloped (in part)	B1, B2	Private	293748	206179	None.	Immediately	38.46% (5/13 Units)
C3	Hirwaun Industrial Estate, 14th, 16th & 17th Avenues	This sizeable area constitutes a large proportion of land in the west of Hirwaun Industrial Estate. The site can be accessed directly from the A4061 Rhigos Road and is dissected internally by three roads. The units are generally of a reduced quality and	Aberdare	21.52	0.63	Developed and Occupied (in part) and Undeveloped (in part)	B1, B2, B8, A1, A3, SG	Private	292972	206347	None.	Immediately	24.56% (14/57 Units)

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		aren't aesthetically pleasing when compared to other units on the estate. A significant proportion of the metal and brick structures are redundant with reasonably high vacancy rates and low quality grounds surrounding the majority of units.											
C4	Hirwaun Industrial Estate, North of A465	This linear employment site contains a number of B1 and B2 land uses. A large proportion of the metal and brick structures are grouped together in the east of the employment site and are of an acceptable standard and quality for the business uses contained therein. The grounds surrounding the units are open and maintained to a satisfactory standard, with unobstructed service areas and abundant car parking facilities. West of the employment site is a secured area of land containing a single vacant unit previously associated with the sewage works. There is also a two-storey hotel on the employment site with panoramic views over the Brecon Beacons National Park.	Aberdare	11.80	1.23	Developed and Occupied (in part) and Undeveloped (in part)	B1, B2, C1, C3	Private	293572	206649	The northern boundary of the site along with the eastern corner lies within a category B flood risk zone.	Immediately	0.00% (0/13 Units)

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C5	Hirwaun Industrial Estate, North of 5th Avenue Buildings	This flat area of green-field land extends into the Brecon Beacons National Park area. The site is owned by Enviroparks and run as a waste resource recovery and energy production park. There is an associated noise level from the A465, which runs parallel to the northern boundary of the site. The land can be accessed from Fifth and Ninth Avenues and shares this latter access with employment site C6. The site is situated in a good strategic location and is more than suitable for heavy goods vehicles.	Aberdare	4.17	0	Under Construction	SG	Private	293874	206800	It should be noted that the site crosses over into the Brecon Beacons National Park Boundary. The majority of the site lies within a category B flood risk zone.	Immediately	0.00% (0/2 Units)  Still being constructed at present
C6	Hirwaun Industrial Estate, North of 5th Avenue Land	The site contains two large, secured units which are situated north east of site C4 on Hirwaun Industrial Estate. A wide, open road runs parallel to the western boundary of the site, which can be accessed from Fifth Avenue. The metal buildings are of good quality and appearance and are adequate for the purpose of the business uses contained therein. There is a large service area to the rear of the Eden building, with parking facilities at the entrance and to the side. There are also adequate parking	Aberdare	5.27	0	Developed and Occupied	B2, B8	Private	294073	206798	None.	Immediately	0.00% (0/3 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
		facilities at United Brands of Scandinavia. A third unit sits to the rear of the Eden building which forms part of the Water Treatment works.											
C8	Hirwaun East of the A4061, South of the Industrial Estate (EFTEC)	The employment site contains a single B2 use on the outskirts of Hirwaun Industrial Estate. EFTEC currently occupy the entire site, which can be accessed directly from the A4061. The metal structures are appropriate for the existing business uses contained therein. The site boasts adequate parking facilities, together with a large service area. The site is bound in the east by land in Tower Colliery ownership, which forms part of a Strategic Site. There is room for expansion to the north and south.	Aberdare	1.34	0	Developed and Occupied	B2	Private	294040	205749	None.	Immediately	0.00% (0/3 Units)
C9	Bryngelli Industrial Estate, Meadow Lane	The employment site is situated in the settlement of Hirwaun and is accessed via the residential streets. There are a number of brick and metal units on the site, many of which are not well maintained, aesthetically pleasing or occupied. Indeed the vast majority have fallen into a state of disrepair, with the unit to the rear of the former Ferarri's Factory suffering a partial collapse. There	Aberdare	2.77	0	Developed and Partially Occupied	SG	Private	295325	205443	None.	Immediately	85.71% (6/7 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPEABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
		is adequate parking provision on the site, with a large open service area in close proximity to the entrance. Keepins Coaches are now the sole occupant and the site has subsequently been fenced off.											
C12	Former Mayhew Chicken Factory Site, Gelli Isaf, Trecynon	This brownfield site is currently a flat concrete surface bordered by vegetation that was once the site of the former Mayhew Chicken Factory. Local access to the site is excellent given its strategic location adjacent to a busy, arterial roundabout. Expansion of the site is limited due to the solid boundaries of the B4276, A4059 and the railway line that bind the site. The site lies on the Cynon Trail, linking Gelli Isaf to Penderyn, Hirwaun and Pen-y-Waun on cycle and foot.	Aberdare	2.88	2.88	Undeveloped	B1, B2, B8	Private	299264	204168	The majority of the site lies within a designated C2 flood risk zone, whilst the western edge of the site to the south is a designated SINC.	Immediately	N/A
C13	Prysmia Factory, Llwydcoed Road	One large single storey factory unit of metal construction stands on this part SINC (site of importance for nature conservation) site. The site is quite well maintained and attractive with a large amount of parking space to the front of the building. The site has good access from the A4059 however the entrance to the site is on	Aberdare	14.91	6.13	Developed and Occupied	B2	Private	299772	203935	A large patch in the middle of the site lies within a B flood risk zone. The south eastern corner and part of the eastern edge lie within a C2 flood risk zone.	Immediately	0.00% (0/1 Unit)

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		a bend, thus visibility is reduced considerably. There are no local facilities within reasonable walking distance of the site and the public transport links to the area are also quite poor, with only one bus stop within walking distance. The overall image of the site is fairly attractive even though the site is not in a prime location. There is continuous noise from the A4059.											
C14	<b>Aberdare Business Park, Wellington Street, Robertstown</b>	This site hosts a number of units in addition to the Travis Perkins builder's yard. Most of these units are of single storey construction whilst others are two storey. All of the buildings are composed of brick and metal materials. The buildings are quite run down and not very well maintained. There is a significant amount of parking space to the side of the Jupiter car sales and a car park on the other side of the road in the middle of the other four units. Further parking space is available to the rear of some of the units. There is no room for expansion on the site due to the railway line to the rear, road to the front and residential dwellings on either side. There is room to the	Aberdare	3.27	0	Developed and Partially Occupied	B1, B2, A1, SG	Private	299994	203475	The site lies entirely within a C2 flood risk zone.	Immediately	7.69% (1/13 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
		rear of the units for large service vehicles to manoeuvre however the location of the entrance means visibility is seriously reduced. The road leading to the site does become congested on occasions forcing the traffic to single file; local access is quite good with the site lying just off the A4059.											
C15	Robertstown Industrial Estate	Robertstown Industrial Estate comprises a single storey furniture unit which stands on the western most part of the site with a Nursery, Sheppard's Pharmacy Office and Motor Repair Garage to the east. The site has benefitted aesthetically from a recent permission for a college and a change of use of the former Aberdare station building into an associated function suite. Construction and renovation works are currently ongoing. Strategic and local access is adequate and Aberdare railway and bus stations are within reasonable walking distance. The site is not overly noisy owing to it being a short way off the main road (A4059) and is considered to be highly sustainable.	Aberdare	9.26	3.55	Developed and Occupied (in part) and Undeveloped (in part)	B2, A1, D1	Private	300248	203131	The site lies entirely within a C2 flood risk zone.	Immediately	0.00% (0/10 Units)



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C19	Town Centre Office Area, High St/Green St	The site is attractive and well maintained due to the amount of regeneration works that have taken place in the area over recent years. Certain buildings are far more modern than others, although all buildings are of brick or concrete construction. The public transport links are good and the area is in reasonable walking distance to the train and bus stations. The site is also within easy walking distance of the heart of the Town Centre. Certain buildings provide their own car parking facilities although others do not, however there are pay and display car parks in the vicinity. The transport links are fair with the site lying just off the A4059.	Aberdare	2.34	0	Developed and Partially Occupied	B1, D1, D2, A3	Private	300061	202554	The north of the site lies within a C2 flood risk zone and the south western part of the site lies within a designated SINC area.	Immediately	11.11% (1/9 Units)
C20	Cwmbach Industrial Estate, Canal Road, Cwmbach	Buildings of brick and metal construction stand on this site. The buildings are a mixed quality, but overall the site is quite attractive and well maintained. The parking facilities are poor resulting in many people parking on the side of the road forcing the traffic into single file. A few of the companies have room for service vehicles to manoeuvre on their plots, however with those that do not, it	Aberdare	4.11	0	Developed and Partially Occupied	B1, B2, B8, SG	Private	302298	201396	The site lies entirely within a C2 flood risk zone.	Immediately	0.00% (0/26 Units)

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		does make manoeuvring increasingly difficult. The site has good access being just off the A4059. There are limited local facilities within walking distance in Cwmbach however there is a fish and chip shop operating opposite. Further facilities are available at Tirfounder Fields, although these are a fair walk away. There is no room for expansion due to the railway line to the rear and parking/access roads to the front.											
C21	Canal Road, South of the Roundabout, Cwmbach	There are buildings of mainly brick and metal construction on this site; these buildings are a mixture of single and double storey. The buildings are of mixed quality, but overall the site is quite attractive and well maintained. The parking facilities are quite poor with cars parked on the side of the road forcing the traffic into single file and making it more difficult for large service vehicles to manoeuvre. The site has good access being just off the A4059. There are limited local facilities within walking distance in Cwmbach, however Tirfounder Fields can be reached on foot.	Aberdare	2.63	0	Developed and Partially Occupied	B1, B2, B8, A1, SG	Private	302508	201048	The majority of the site lies within a C2 flood risk zone with the exception of the north/north eastern part of the site.	Immediately	7.14% (1/14 Units)

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C24	<b>Gasworks Road Industrial Estate, Aberaman</b>	There are a mix of subdivided and large, detached units on-site. The buildings are of mixed quality, with most being reasonable, and the areas surrounding them are adequately maintained. The visibility at the entrance of the site is extremely poor and the access road is not very wide. There is limited room for expansion on the site. The public transport links to the area are adequate and there are limited facilities within walking distance of the site.	Aberdare	1.28	0	Developed and Occupied	B2, B8, SG	Private	301782	201117	The eastern part of the site lies within a C2 flood risk zone and a PPWB flood risk zone dissects the lower part of the site.	Immediately	0.00% (0/9 Units)
C25	<b>Aberaman Industrial Estate, Units 1-14, East of Spine Road</b>	There are three large detached buildings on this site and a series of smaller subdivided units. The site overall is fairly attractive and well maintained. The units are all of brick and metal construction and some are in better condition than others. The local transport links to the area are poor, although the railway station is within reasonable proximity to the site; the site is also not far from the A4059. The site is within reasonable walking distance to Tirfounder Fields although there are no other local facilities in the vicinity. There is adequate room for large service vehicles to	Aberdare	7.04	0	Developed and Partially Occupied	B1, B2, B8, A1, D1, SG	Private	302148	200969	Patches of the site, particularly the northern part lie within a designated C2 flood risk zone.	Immediately	6.25% (1/16 Units)

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		manoeuvre on site; two 'roundabouts' have been incorporated into the site's design for further ease of movement/turning space for larger vehicles. The entrance road to the site is very wide affording drivers/cyclists good visibility whilst turning off/onto the busy B4275.											
C26	<b>Aberaman Park Industrial Estate, Units 15-39 W of Spine Road</b>	There are a number of large industrial buildings on the site that have been subdivided into a series of smaller units. All buildings are constructed of brick and metal and are of a good quality. The area is well landscaped suggesting high maintenance, thus the site is very attractive. There is no room for expansion due to the B4275 on the eastern boundary and residential dwellings in the south west. The site has wide roads and pavements affording good visibility throughout the site. The site is close to Tirfounder Fields although there is little else by way of local facilities. Public transport links are relatively poor to this location; however it is within reasonable walking distance of neighbouring communities and	Aberdare	3.59	0.18	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B1, B2, B8, D1, D2	Private	301913	200900	A significant proportion of the southern part of the site lies within a C2 flood risk zone.	Immediately	11.53% (3/26 Units)

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		Cwmbach train station.											
C27	Aberaman Enterprise Park, Units 1-29, Aberaman	There are large industrial buildings on the site of brick and metal construction. These buildings are subdivided into a number of businesses. Overall the site is relatively attractive and well-maintained with good local and strategic access. As there is such a concentration of smaller units many appear cluttered as members of the public park anywhere along the frontages. The site is in walking distance to the facilities at Tirfounder Fields; however there are no other local facilities in the vicinity except for a cafe on-site. The public transport links are quite poor to this area although the train station in Cwmbach can be accessed within approximately half a mile of the site. The surrounding road network to the site is ideal for service vehicles	Aberdare	1.41	0	Developed and Partially Occupied	B1, B2, B8, A1, A3	Private	302279	201028	The vast majority of the site lies within a C2 flood risk zone.	Immediately	26.66% (8/30 Units)

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C28	Aberaman Park Industrial Estate, Units 40-42, E of Spine Road	The site is comprised of large industrial units/factories, the majority of which are B2 and B8 land uses. The buildings are of brick and metal construction and are adequately maintained. The area as a whole is not overly attractive and there is no significant degree of variation in the quality of the buildings. There is a parking facility at each individual site, although these do vary in size in accordance with the unit. The area has wide roads and ample space allowing large service vehicles to manoeuvre with ease. There are poor public transport links to this site although it is within reasonable walking distance to the community of Abercwmboi and a little further from Tirfounder Fields.	Aberaman	16.95	1.44	Developed and Occupied (In Part) and Undeveloped (In Part)	B2, B8, SG	Private	302307	200556	The north western corner of the site fractionally intersects a C2 flood risk zone.	Immediately	7.14% (1/14 Units)
C30	Cardiff Road, Including Navigation Yard	A linear site comprising a large building merchants and sofa frames unit with a block of smaller mixed-use class units close to the centre of Mountain Ash. The block of mixed-use units are fairly well maintained and are of fair quality. The attractiveness of the site is spoilt by the poor visual quality of the builder's merchants.	Mountain Ash	0.97	0	Developed and Occupied	B1, B2, B8, A1, SG	Private	304923	199108	The site lies entirely within a C1 flood risk zone.	Immediately	0.00% (0/10 Units)

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		The nature of the surrounding area includes a motor vehicle garage, a public house, car park area and residential properties.											
C32	Cwm Cynon Business Park North	A large site comprised of two units with space for potential expansion. The site has its own junction off the A4059 and is approximately 3 miles from the A470. The two units are of good quality and the site is well maintained. The nature of the surrounding area includes Cwm Cynon Business Park south and, across the river Cynon, residential properties.	Mountain Ash	7.57	4.12	Developed and Occupied	B2	Private	305481	198389	The southern part of the site lies within a category B flood risk zone running west to east.	Immediately	0.00% (0/2 Units)
C33	Cwm Cynon Business Park South	A large site comprised of two detached B1 Office Blocks (two-storey) and a series of units of varying sizes, along with vacant land for expansion. The site has its own junction off the A4059 and is approx. 3 miles from the A470. The two B1 buildings are of a high quality design and are very attractive. The site is well planned but the vacant areas detract from this somewhat. The nature of the surrounding area includes Cwm Cynon Business Park north, and, across the River Cynon, residential	Mountain Ash	8.39	3.32	Developed and Occupied (in part) and Undeveloped (in part)	B1, B2, B8, D1, D2	Private	305806	198066	Two patches of the south western part of the site lie within a category B flood risk zone.	Immediately	10.52% (4/38 Units)

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		properties.											
C34	AB Electronics Factory	This is a large site comprising two B class units. The site has its own junction from the A4059 and is less than a 2 miles away from the A470. The units are fairly well maintained and of moderate quality. The nature of the surrounding area includes residential properties and a school.	Ynysboeth	4.12	0	Developed and Occupied	B2, B8	Private	307269	196497	The site lies entirely within a category C2 flood risk zone.	Immediately	0.00% (0/3 Units)
C35	Pontcynon Industrial Estate	The estate has good access from the A4059 and is approximately a mile from the A470. The site is a good size and is relatively flat, consisting of approximately thirty units. The site is quite attractive due to the regeneration of some of the formerly run-down units, vastly improving the site and its surroundings aesthetically. The nature of the surrounding areas includes a public footpath, residential properties across the river Cynon, playing fields, and the A4059. Signage to the site from the A4059 is adequate.	Abercynon	4.55	0	Developed and Partially Occupied	B1, B2, B8, A1, SG	Private	307684	195988	The northern and western parts of the site intersect a C2 flood risk zone (slightly).	Immediately	38.23% (13/34 Units)
C36	Navigation Park, Abercynon	The site is a modern office park built in the early 2000s on a former colliery site. It is an attractive, well maintained site with a number of two-storey	Abercynon	5.26	1.24	Developed and Occupied (in part) and Undeveloped (in part)	B1	Private	308177	194368	None.	Immediately	0.00% (0/8 Units)



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		office blocks with their own parking areas. The site has excellent access being just off the A470 and is within walking distance of Abercynon railway station. Local facilities are available at Abercynon town centre a short walk away, although these are limited.											
C37	<b>Ty Trevithick &amp; Adjoining Land South of A4054</b>	The site is a good size with significant parking, which has been expanded. The site has good access, as it is less than 200 metres from the junction leading onto the A470. There is a B1 unit on site, which is two-storey building made from high quality brick and slate; thus the building is well maintained and attractive. The nature of the surrounding areas includes the A470, a field and Trade Centre Wales (Site C39).	Abercynon	2.10	0	Developed and Occupied	B1	Local Authority	308723	194838	None.	Immediately	0.00% (0/1 Unit)
C39	<b>Trade Centre Wales (Formerly SPS Gooden Sanken Building), A4054</b>	There is a large unit on this spacious site. There is limited space for expansion due to the A470, A4054 and Ty Trevithick surrounding the site. The site has good access, as it is less than 200 metres from a junction leading onto the A470. The unit is well maintained and of good quality. The site is occupied by Trade Centre Wales who run a	Abercynon	2.42	0	Developed and Occupied	SG	Private	308851	194977	None.	Immediately	0.00% (0/1 Unit)

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		car showroom from the site.											
C40	Old Parish Road	The site is of a small size and of high density; it is very cluttered in appearance but is suitable for the uses contained therein. Accessibility is via Ynysybwll Road/New Road. The unpaved access road to the site off Ynysybwll Road is very narrow, with little room for two cars to pass or for an industrial sized vehicle to use. Strategic and local access is of poor quality on the whole given that the site is quite detached from main arterial routeways. The overall quality and maintenance of the site is poor with many units appearing quite run down. The nature of the surrounding area includes residential properties, albeit mostly hidden from view due to the drop in levels.	Ynysybwll	1.49	0	Developed and Partially Occupied	B2, B8, SG	Private	306503	193194	The south eastern part of the site lies within a C2 flood risk zone whilst the north of the site and western edge lie within a category B flood risk zone.	Immediately	6.25% (1/16 Units)
C41	Land South of Hirwaun	The vacant area of land in Hirwaun is allocated in the Local Development Plan for the construction of 36ha of employment. The area of land rises steeply to the north west and lies between the Key Settlement of Hirwaun in the east and Hirwaun Industrial Estate in the west, it is also bounded by the	Hirwaun	36.0	36.0	Undeveloped	B1, B2, B8	Private	294040	205749	Recent coal mining activity, coal reserves, high-pressure gas main and safety zone, SINCR, SSSI and dualling of the A465 Heads of the Valleys trunk road.	Long Term	N/A

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		A4061 Rhigos Road in the north and undeveloped land; forming part of the strategic allocation, in the south. Strategic access to the site is excellent but public transport provision is poor. The site is currently subject to an opencast coal mining scheme.											
C42	Phurnacite Lands, Extension to Aberaman Industrial Estate	The vacant area of land in the south east corner of Aberaman Industrial Estate is allocated in the Local Development Plan for the construction of 5.9ha of employment. The area of undulating land adjoins a large B2 unit in Aberaman Industrial Estate and is bound by residential properties in the south and undeveloped land; forming part of the strategic allocation, in the east. Local access for large services vehicles to the site is excellent, although public transport provision and local facilities are poor.	Aberaman	4.02	4.02	Undeveloped	B1, B2, B8	Private	302307	200556	None.	Medium Term	N/A
TL2	Clariant Laboratories	The site of the former Clariant Laboratories is currently vacant and the building which housed the main business and associated hazardous substances has been demolished. The site slopes gently downwards and was expanded along the	Llantwit Fardre	3.07	3.07	Undeveloped	B2	Private	308028	185368	None.	Immediately	N/A

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		eastern boundary a few years passed. The site boasts excellent local and strategic access being in close proximity to both the Church Village bypass and the M4.											
TL3	Newtown Industrial Estate	The site is comprised mainly of small sized units and a vehicle depot. The site boasts excellent local and strategic access being in close proximity to the Church Village bypass and is five miles from the M4. The access road into the site is quite poor and does compromises visibility somewhat. The buildings on site are of good quality and the site is fairly well maintained. The nature of the surrounding areas include residential, a primary school, countryside and site TL2.	Llantwit Fardre	3.10	0	Developed and Partially Occupied	B1, B2, B8, D1, SG	Private	307855	185269	The northern part of the site overlaps slightly with a designated SINC area.	Immediately	5.88% (1/17 Units)
TL6	Llantrisant Business Park, East of Royal Mint	Llantrisant Business Park is a large industrial estate and has a slightly sloping gradient. Access to the site is provided by the A4119 dual-carriageway, which is linked to the M4 approximately 4 miles away. Units on site are of good quality, well maintained and are made out of brick, corrugated iron or both. The site is well planned and easy to navigate	Llantrisant	31.71	3.53	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B1, B2, B8, A1, A3, SG	Private	304458	184988	The northern most fringe of the site overlaps with a C2 flood risk zone, as does a part of the western boundary. The rest of the site is free of constraints.	Immediately	18.75% (6/32 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
		around. The nature of the surrounding area includes countryside and other B2 and B8 units.											
TL7	Royal Mint, Llantrisant Business Park	This is a high-density site. The occupier of the site is The Royal Mint. Access to the site is provided by the A4119 dual-carriageway which is linked to the M4, 4 miles away. The buildings on site are of good quality and well maintained however the buildings could do with updating. The visitor's centre is located on a former car park and is a welcome addition to the site. The nature of the surrounding areas includes countryside and other employment sites.	Llantrisant	12.95	0	Developed and Occupied	B1, B2, B8, D1	Private	303829	184713	Two minor patches in the centre of the site lie within a category B flood risk zone.	Immediately	0.00% (0/13 Units) All occupied by the Royal Mint
TL8	Llantrisant Business Park, West of Royal Mint	The site has large B1/B2 buildings on site. Access to the site is provided by the A4119 dual carriageway which links to the M4 approximately 4 miles away. The buildings on site are of good quality and well maintained. The nature of the surrounding area includes countryside and other employment sites.	Llantrisant	10.35	0.17	Developed and Occupied (in part) and Undeveloped (in part)	B1, B2, D1	Private	303369	184713	The southern edge of the site lies within a category B flood risk zone.	Immediately	0.00% (0/8 Units)
TL9	Llantrisant Business Park, SE of Royal Mint	The site is comprised of various sized buildings. Access to the site is provided by the A4119 dual-carriageway which	Llantrisant	6.60	0	Developed and Partially Occupied	B2, B8, C1	Private	304057	184601	The entire western/south western half of the site lies within a category C2 flood	Immediately	7.69% (1/13 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
		links to the M4, 4 miles away. The buildings on site are of good quality and well maintained. The site is well planned and easy to navigate around. The nature of the surrounding area includes countryside and other employment sites.									risk zone whilst the western edge of the site borders a designated SINC.		
TL10	Llantrisant Business Park, SW of the Royal Mint	This is a flat site, situated close to the main roundabout serving Llantrisant Business Park, and is dominated by one large vacant industrial unit that is visible from the A4119. Part of the site is being converted to a coach depot. Access to the site is provided by the dual-carriageway A4119, which is linked to the M4 approximately four miles away. Part of the site has been acquired by Edwards Coaches as a depot and the former Sogefi complex is now known as 'Edwards Business Park'. The nature of the surrounding area includes countryside and other parts of Llantrisant Business Park. Also, opposite the site, across the A4119, is The Royal Glamorgan Hospital	Llantrisant	10.70	1.43	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	SG	Private	303750	184577	The entire eastern border of the site lies within a category C2 flood risk zone. The north western corner lies within a designated SINC.	Immediately	25.00% (1/4 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
TL11	Ely Meadow/Gwaun Elai	This site is a large area of land situated in the Ely Valley Meadow. The site has a direct link off Ely Valley Road and a through road to the Royal Glamorgan Hospital, which is adjacent to the site. Modern office buildings occupy the majority of the site, and current occupiers include the Blood Service, Premier Inn and a Beefeater (Longbow). There are limited facilities close to the site and internal circulation of the site is difficult due to on-street parking. Adjacent land uses include a hospital and open land.	Talbot Green	16.05	1.35	Developed and Occupied (In Part) and Undeveloped (In Part)	B1, B2, A3, C1	Private	303646	183706	Significant patches of the site lie within B and C2 flood risk zones.	Immediately	0.00% (0/16 Units)  Construction remains suspended on two units (not included in the total above).
TL16	Mwyndy Cross Industries	This site is located in Mwyndy Cross off the A4119. The major occupiers are the Leekes and Maxibrite both of which are still in use. The access road is narrow and twisting with poor visibility; it is difficult to navigate. Part of the site is very dirty (Maxibrite) and omits dust and odours. There is some parking within the curtilage of the site and the buildings are fit for purpose but not of high quality. A third major occupier is Arthur Llewellyn Jenkins, whose retail warehouse lies off a separate, good quality access from the A4119. Adjacent land	Pontyclun	8.99	0	Developed and Occupied	B1, B2, B8, A1	Private	305676	181710	A C2 flood risk zone dissects the site down the middle and borders the west/south western edge,	Immediately	0.00% (0/6 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
		uses include open areas of land, a public house one residential property and a lake.											
TL19	L'oreal Plant and Warehouse	The site is located off the A473 in Talbot Green. The site is partly occupied by Fillcare which consists of a large plant and a vacant warehouse, situated within its own curtilage. There is car parking provided on site and some landscaping around the buildings. The site can be accessed off the main road and has a good internal layout. Adjacent land uses to the site include a business park, vacant former Fire Services HQ and open countryside. There are limited facilities in the area but it is served by public transport. The buildings and site itself are well maintained.	Talbot Green	21.24	2.09	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B2	Private	302864	182593	A C2 flood risk zone crosses the centre of the site from a north east to south westerly direction; a very small, south western part also lies within a B flood risk zone.	Immediately	50.00% (1/2 Units)
TL20	Lanely Industrial Estate	This site is located off the A473 in Talbot Green and consists of a large depot building and adjacent industrial/commercial estate. Access to the site is good with a lay-by serving the depot located on the road frontage. The site boasts excellent local and strategic access being located on the A473 and in close proximity to the M4. Public transport is	Talbot Green	7.50	0	Developed and Partially Occupied	B1, B2 B8, SG	Private	303301	182320	The site lies entirely within a category C1 flood risk zone.	Immediately	



ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
		available in the area, although crossing the road is a problematic. The quality of buildings varies; as there is a mix of different uses, the site appears well maintained but there is some dust and dirt surrounding the industrial estate.											
TL21	<b>The Beeches Industrial Estate, Coedcae Lane</b>	The Beeches Industrial Estate is located off Coedcae Lane in Talbot Green. The units on the site are constructed of brick and steel; all are single storey. Surrounding uses include industrial/commercial. The site has excellent local and strategic access; site access is obtained directly from Coedcae Lane; whilst this is a well-maintained road it is extremely busy with on-street parking creating additional congestion. Circulation within the site is fair, although this can be completely constrained by any vehicles parked on site. The buildings on the site appear to be in good condition but provide limited parking. There is no landscaping around any of the buildings and facilities within the area are very limited.	Talbot Green	0.64	0	Developed and Partially Occupied	B1, B2, B8, A1, SG	Private	303125	182176	The entire western edge of the site borders a C2 flood risk zone. Whilst a triangular patch in the north east corner lies within a category B flood risk zone.	Immediately	10.52% (2/19 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPEABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
TL22	East Side, Coedcae Lane	This site is located off Coedcae Lane in Talbot Green; it is an industrial estate with a mix of different uses and units.. Within the site there are separate curtilages for certain buildings and there appears to be adequate on-site parking. Access to the site is straight off Coedcae Lane which although well maintained can be difficult to navigate due to on-street parking creating congestion. Despite this the site boasts excellent local and strategic access being just off the A473 and in close proximity to the M4.	Talbot Green	3.74	0	Developed and Occupied	B1, B2, B8, A3, SG	Private	303127	182036	The north eastern corner of the site along with the eastern edge lies within a category B flood risk zone.	Immediately	0.00% (0/10 Units)
TL23	Woodlands Workshop Centre	The site is located off Coedcae Lane in Talbot Green. It consists of a small industrial area with a series of small business units. These buildings are well maintained, made of steel and are of single storey construction. The site is accessed through a shared entrance with another industrial estate directly off Coedcae Lane. There are congestion problems on the road due to on-street parking creating pinch points; there are also some visibility problems when exiting the site. Surrounding land uses includes other	Llanharan	0.61	0	Developed and Partially Occupied	B1, B2, B8	Private	303127	182036	None.	Immediately	8.69% (2/23 Units)

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		industrial areas and an electricity sub-station. There are few facilities in the area and but it appears a popular location.											
TL24	<b>Cambrian Industrial Estate</b>	This site is located off Coedcae Lane and consists of a mix of steel units of varying size and quality along with a concrete building. The site is well maintained and reasonably attractive. Adjacent land uses include the railway line, the electricity sub-station adjoining the site and other industrial premises. In terms of access, the site entrance is located toward the end of Coedcae Lane; visibility is compromised due to on-street parking resulting in congestion.	Talbot Green	1.80	0	Developed and Partially Occupied	B1, B2, B8, SG	Private	303052	181909	The north eastern and south western corners of the site lie within a category B flood risk zone, whilst the southern border crosses into a category C2 flood risk zone.	Immediately	8.69% (2/23 Units)
TL25	<b>Coedcae Lane Industrial Estate including Green Park</b>	The site is located off Coedcae Lane in Talbot Green. There are an array of different uses including industrial units and Council offices. Access to the site is directly off Coedcae Lane and the internal circulation and parking are good, although large service vehicles have a tendency to park on the sides of the road causing an obstruction. The site has excellent strategic and local access being off the A473 and being in close	Talbot Green	10.78	0.15	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B1, B2, B8, C1, D2, SG	Private	302796	182458	The north western part of the site lies within a category B flood risk zone as does the southern part of the site. The eastern part of the site coupled with a large patch spanning the centre running north to north west, lies within a category C2 flood risk zone.	Immediately	25.86% (15/58 Units)

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		proximity to the M4. Adjacent uses to the site include other industrial areas and open countryside. The site is well laid out with landscaping surrounding. The quality of buildings is generally good throughout the site and they are well maintained overall.											
TL26	Hepworth Industrial Estate, Coedcae Lane	The site is located off Coedcae Lane in Talbot Green. The site has excellent strategic and local access being off the A473 and being in close proximity to the M4. The site has witnessed much development over the last few years providing much needed employment in a desirable location. Adjacent uses include industrial units, estates and the sewage works abutting the curtilage of the site. Site access however is taken off Coedcae Lane which is difficult to manoeuvre due to on-street parking creating congestion. There are few facilities in the area.	Talbot Green	8.62	0.75	Developed and Partially Occupied (In Part) and Undeveloped (In Part)	B1, B2, B8, A1, D2, SG	Private	302804	182227	A large portion of the site running north to south east in direction, intersecting the centre of the site, lies within a C2 flood risk zone.	Immediately	5.88% (3/51 Units)
TL27	West Side Coedcae Lane	This site is located to the far end of Coedcae Lane in Talbot Green; it is a linear shape with road frontage. Current uses on the site include a café and snooker hall and other industrial/commercial properties.	Talbot Green	2.28	0	Developed and Partially Occupied	B1, B2, B8, A1, A3, D1, D2, SG	Private	302827	182053	The vast majority of the site lies within a category B flood risk zone with the exception of the northern boundary.	Immediately	10.00% (2/20 Units)

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		The buildings are of mixed quality making the area rather unattractive. The site is accessed from Coedcae Lane and is abutted by the railway line, the bridge and other industrial uses. The site boasts excellent local and strategic access being just off the A473 and in close proximity to the M4.											
TL29	Talbot Green Business Park	The site is located off the A473 adjacent to the former L'Oreal factory in Talbot Green; thus it has excellent local and strategic access, given it is also near the M4. Parking on the site is good and presently underused. Access is obtained directly from a roundabout on the A473 (the estate has its own exit). Adjacent land uses include commercial/industrial premises and open countryside. There are few facilities close by; pedestrian access runs parallel to a very busy road.	Talbot Green	2.23	0	Developed and Occupied	B1, B2 B8, D1	Private	302542	182754	The southernmost part of the site lies within a PPWB flood risk zone. The remainder is clear.	Immediately	0.00% (0/13 Units)
TL30	Ely Valley Industrial Estate, Ash Grove/Llwyn Onn	The site is located off Coedcae Lane south of the level crossing. The site consists of an Industrial Park with numerous steel units. The access road is adequate but is shared with the Meadow Walk housing development. There are good, wide	Pontyclun	1.06	0	Developed and Occupied	B1, B2, B8, A1	Private	303304	181592	The site lies entirely within a category C2 flood risk zone.	Immediately	0.00% (0/10 Units)

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		internal roads for easy manoeuvrability. Adjacent land uses to the site include other industrial areas and residential development; there is also a railway line abutting the site.											
TL31	Junction Industrial Centre	This site is a well-maintained, modern estate, consisting of corrugated metal buildings with enclosed parking. There is little room for expansion in any direction. The site is within walking distance of Pontyclun railway station, as well as being less than 200m to the local shopping area. The site is of a high quality but is constrained by poor access adjacent to the railway (along a residential street over a narrow wooden bridge). Signage to the site is absent.	Pontyclun	1.64	0	Developed and Partially Occupied	B1, B2, B8, D2, SG	Private	303346	181471	The site lies entirely within a C2 flood risk zone.	Immediately	3.84% (1/26 Units)
TL32	Bryncae Industrial Estate, Bridgend Road	The site consists of Humphries Engineering given that the remainder of the site was released for housing development. The site has excellent local and strategic access as it abuts the A473 and is in close proximity to the M4. There is no room for expansion in any direction owing to surrounding residential development. Local facilities are restricted	Llanharan	0.84	0	Developed and Occupied	B2	Private	299420	182642	None.	Immediately	0.00% (0/1 Unit)

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		within this area however. Llanharan railway station is within walking distance of the site. Signage to the site is non-existent.											
TL33	Innovation House, Bridgend Road	This small site comprises a modern office development formerly occupied by the NHS. The site is surrounded by housing and abuts the A473 Bridgend Road with good links to the M4 approximately two-three miles away. There is no room for expansion on the site in any direction.	Llanharan	0.78	0	Developed and Occupied	B1	Private	299674	182652	None.	Immediately	100% (2/2 Units)
TL36	Sony Technology Park Llanharan (Pencoed)	This is modern business park is partly constructed with two units and a spine road complete. The site has excellent local and strategic access being just off the M4. This is a high quality site in an attractive setting that is well maintained and has a low density. Public transport links and local amenities are of a relatively low standard. The boundary of the land abuts Bridgend County Council.	Llanharan (Pencoed)	33.32	24.24	Developed and Occupied (In Part) and Undeveloped (In Part)	B1, B2	Private	296988	180678	None.	Immediately	0.00% (0/2 Units)
TL37	Mwyndy/Talbot Green	Undeveloped Greenfield site fronting the A4119 at Mwyndy Cross, less than 2 miles from junction 34 of the M4. Most of the land is relatively flat, however the land fronting the A4119 rises to the north.	Pontyclun/ Talbot Green	14.51	14.51	Undeveloped	B1	Private	305676	181710	Part of the site falls within a designated SINC and C2 flood risk zone.	Long Term	N/A

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		The site adjoins Mwyndy Cross Industries and Cefn-y-Parc Cemetery. The site forms part of the Mwyndy/Talbot Green Strategic Site in the LDP and is allocated for a major business park (B1 offices).											
TL39	Control Centre, Church Village	The secure gated site was converted to offices in 2011. The brick building is of a relatively good quality and the surrounding area and car park are well kept. The offices provide employment in a local, sustainable location which is well served by local transport, most notably, a bus service. Access to the site is obtained directly from Station Road at a busy cross road, the access track is constructed of tarmac however it is of a relatively poor quality. Signage to the site is non-existent. Local/strategic access is good with the site in close proximity to the Church Village bypass.	Church Village	0.32	0	Developed and Occupied	B1	Private	308,690	185,850	None	Immediately	0.00% (0/1 Unit)
TT1	Coed Ely	This substantial undeveloped allocation was formerly the Cwm Colliery, Coedely and therefore through land reclamation has been transformed into a raised landscaped plateau, with cycle & footpath links lying approximately four-five	Tonyrefail	14.32	14.32	Undeveloped	B1, B2	Public	301618	185786	None.	Immediately	N/A



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		miles from the M4. It has direct access from the A4119 (which abuts the site). On the whole this is an attractive high quality site although local facilities and public transport links are poor...											
TT2	Parc Eirin, NE of A4093	This Existing industrial site consists of brick and corrugated units. Direct access onto the site is obtained from the roundabout on the A4093, linking to the M4 approximately six miles away. There is little room for expansion in any direction. There are no local facilities or public transportation links in reasonable walking distance from this site. The site is also partly affected by an S.S.S.I.	Tonyrefail	2.88	0	Developed and Occupied	B2	Private	299622	187812	There is a designated SINC area in the middle of the site, whilst the majority of the site lies within a C2 flood risk zone with the exception of the north western corner.	Immediately	0.00% (0/2 Units)
TT4	Parc Eirin, WAG area including Ensinger	This is a high quality, modern, attractive employment development. There is a significant amount of parking to the rear of the site with wide access roads and service areas suitable for HGV's. The site lies approximately six miles from the M4, with local access obtained from the A4093. Access to local facilities is poor, with the nearest centres being Gilfach Goch/Tonyrefail.	Tonyrefail	5.74	1.51	Developed and Occupied (in part) and Undeveloped (in part)	B1, B2	Welsh Assembly Government	299183	187582	None.	Immediately	0.00% (0/3 Units)

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TT8	Gelligron Industrial Estate, Waunrhydd Road	This site is a well established employment site situated in the centre of Tonyrefail. The buildings are a mixture of brick and corrugated materials with some aging in terms of appearance. The site is enclosed by residential areas and the A4119, so there is no room for expansion. The site benefits from its close proximity to the town centre with regards to accessing facilities and public transport, although local vehicular access to the site is poor.	Tonyrefail	0.98	0	Developed and Occupied	B1, B2, B8, A2, D2, SG	Private	300822	188328	The south eastern corner of the site falls ever so slightly into a category B flood risk zone.	Immediately	13.33% (2/15Units)
TT9	Dinas Isaf East (including Ty Elai)	An active site comprising modern brick/ corrugated B class units. The site has its own exit from the roundabout on the A4119 and is approximately seven miles from the M4. The site is reasonably well maintained and buildings are of a fairly good standard. The nature of the surrounding areas include residential, an industrial estate and open countryside. Access to any local facilities would rely on car use.	Penrhiwfer	6.06	0	Developed and Occupied	B1, B2, B8	Local Authority	300700	190160	None.	Immediately	0.00% (0/4 Units)

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TT10	Dinas Isaf West	An attractive site with an individual large, modern corrugated unit. The site has its own exit from a roundabout on the A4119 and is approximately seven miles from the M4. The site is well maintained and the building is of good quality. Surrounding areas include open countryside and a residential area. A car would be required to access local facilities in nearby retail centres.	Penrhiwfer	2.24	0	Developed and Occupied	B8	Private	300640	189886	None.	Immediately	0.00% (0/1 Unit)
TP1	Hetty, Pontypridd	This site lies approximately 1.5 miles from Pontypridd. There are two main uses on the site, a tyre-fitting garage near the entrance and a collection of buildings and a yard belonging to Travis Perkins. The buildings are in very good condition and the site is well structured and tidy. The site is adjacent to a railway line and the A4058 between Pontypridd and Trehafod; access is therefore poor. Public transport links to the site are poor as are the parking facilities. The site has virtually no signage but it is clearly visible from the main road.	Pontypridd	1.04	0	Developed and Occupied	B2	Private	305548	190885	The most westerly part of the site lies within a C1 flood risk zone, whilst the south western part of the site lies within a C2 flood risk zone. The centre of the site and the south to south eastern fringe lies within a category B flood risk zone.	Immediately	0.00% (0/4 Units)

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TP2	Barry Sidings, Hopkinstown	This site lies approximately 1.5 miles from Pontypridd and is opposite site TP1 (Hetty). There are three buildings present on site all of which are extremely poor quality. Access is poor and dangerous via a small bridge from the main road (A4058 Pontypridd to Trehafod) where visibility is seriously reduced. There is no provision for parking or turning of vehicles on site. Public transport and local amenities are poor and signage to the site is non-existent.	Pontypridd	0.38	0	Developed and Partially Occupied	SG	Private	305207	190972	The site lies entirely within a category C2 flood risk zone.	Immediately	0.00% (0/3 Units)
TP3	Maritime Industrial Estate, Graig	This former Colliery site has a mixture of buildings located close to the A470. It has close links to local facilities and transport links with good pedestrian access. Maintenance of the site is of a mixed standard. Signage to the site is relatively good and there is adequate parking. There is a cluster of small, well-maintained units in the SE corner of the site; these units adjoin the fitness centre, which has a high footfall.	Pontypridd	4.76	0	Developed and Partially Occupied (in part) and Undeveloped (in part)	B1, B2, B8, D2, SG	Private	306643	189464	Half of the site lies within a category C2 flood risk zone, with the exception of the south western corner.	Immediately	11.76% (4/34 Units)

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TP8	Town Centre Office Area, Gelliwastad Road	This central thoroughfare through Pontypridd town centre contains a mix of use classes. The employment site is in a conservation area. Some of the buildings in the employment site are listed. The site boasts excellent local and strategic access lying just off the A470.	Pontypridd	2.95	0	Developed and Partially Occupied	B1, A1, A2, A3, D1, SG	Private	307221	190323	A very small part of the site (furthest south) lies within a C2 flood risk zone.	Immediately	4.76% (2/42 Units)
TP10	Glyntaff Sidings, Pentrebach Road	This is a small site with fair local access and reasonably convenient access from the A470, in Pontypridd. The site consists of corrugated metal buildings, housing 3 active operations in an old railway cutting. The area around the buildings consists of a non-appealing hardcore finish, with the buildings themselves quite shabby in appearance, albeit serving their purpose. The scrap yard is the other use on the site.	Pontypridd	1.31	0	Developed and Occupied	B2, SG	Private	308366	189653	None.	Immediately	0.00% (0/4 Units)
TP11	Albion Industrial Estate	This is a medium size site comprising many small units. It has good local access but not so convenient from the A470. It is well-planned but showing signs of vacancies, untidiness and wear and tear. The surroundings are dominated by the sewage works and Pontypridd High School.	Cilfynydd	2.63	0	Developed and Partially Occupied	B1, B2, B8, A1, D1, D2	Private	308580	192817	None.	Immediately	25.49% (13/51 Units)

ID	LOCATION	BRIEF SITE DESCRIPTION	TOWN	SIZE (HA)	REMAINING DEVELOPABLE AREA (HA)	STATUS	USE CLASSES (EXISTING, PROPOSED OR LAST KNOWN)	OWNERSHIP	EASTING	NORTHING	CONSTRAINTS	SITE AVAILABILITY	VACANCY RATE (Existing Sites only).
TP13	<b>Dr William Price Business Park</b>	This small site has good local accessibility, reasonably convenient strategic access from the A470. It also boasts excellent rail links being directly opposite Treforest train station. The modern units are of a fairly high quality and appearance. It sits in a busy area between the station, the University campus and the student-dominated residential area of Treforest. Signage to the site is adequate.	Treforest	0.55	0	Developed and Occupied	B1, D1	Private	308261	188978	None.	Immediately	0.00% (0/4 Units)
TP14	<b>Gellihirion Industrial Estate, including HRP</b>	The site is of medium size with good local and strategic access to the A470. The medium sized units sit within a well-planned industrial estate. The quality is reasonable and the buildings are suitable for the business uses contained therein. It sits between a residential area and a retail park.	Rhydyfelin	7.54	0	Developed and Occupied	B1, B2, B8	Private	310361	187837	None.	Immediately	0.00% (0/19 Units)
TP16	<b>Melin Corrwg Office Park, Cardiff Road</b>	This is a very modern office development, consisting of 2 medium sized and one small office block. It benefits from good local and strategic access being in close proximity to the A470. It is of excellent quality and appearance and is situated within the residential area of Hawthorn. There are some local facilities within walking distance.	Hawthorn	0.53	0	Developed and Occupied	B1	Private	310149	187370	The most easterly part of the site lies within a C2 flood risk zone, whilst the majority of the site lies within a category C1 flood risk zone, with the exception of two small patches in the northern-most part of the site which remain unaffected.	Immediately	0.00% (0/3 Units)

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TP17	Upper Boat	The site consists of mainly B class units with the exception of the large A1 Dunelm store (formerly Focus). The site has excellent local and strategic access being in close proximity to the A470. The surrounding area includes the edge of the residential area (Hawthorn) and other employment sites (on the opposite side of the roundabout). The site is reasonably attractive and the buildings are suitable for the business uses contained therein.	Pontypridd	0.82	0	Developed and Partially Occupied	B1, B2, B8, A1	Private	310421	187283	None.	Immediately	5.55% (1/18 Units)
TP18	Treforest Industrial Estate West Bank	This is a large industrial area, with excellent local access from the A473 and strategic access from the A470. The quality of the site varies somewhat although overall the site is quite well-maintained. The types of buildings on site range from unsightly electricity infrastructure, ageing smaller units, solid/functional buildings from the 70's and 80's, large modern 'built for purpose' units, film studios, car showrooms and modern offices. The adjoining river and railway separates the site from the Main Avenue area of Treforest Industrial Estate.	Treforest	44.23	0.54	Developed and Partially Occupied (in part) and Undeveloped (in part)	B1, B2, B8, A1, A3, D1, D2, SG	Private	310373	186829	The vast majority of the site lies within a C1 flood risk zone.	Immediately	15.96% (19/119 Units)

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TP19	Treforest Industrial Estate, Main Avenue	This is a large industrial estate laid out along Main Avenue which connects at both ends to the A470. The units vary greatly in style and appearance from grade II listed buildings to indifferent quality and scale factories and modern offices. This area adjoins Parc Nantgarw and is separated from the West Bank of the estate by the River Taff.	Treforest	38.52	1.68	Developed and Partially Occupied (in part) and Undeveloped (in part)	B1, B2, B8, A1, A2, A3, D1, D2, SG	Private	311095	186115	The majority of the site lies within a category C1 flood risk zone, with the exception of the northern-most part of the site which is virtually free from constraints, save two small patches in the north-centre and north east of the site,	Immediately	19.26% (21/109 Units)
TP20	Parc Nantgarw including Cefn Coed	This is an extensive warehouse, office, education and leisure area, which includes a multiplex cinema, a bowling facility, restaurants, a suite of modern college buildings, the Cefn Coed office park as well as other large modern units. There is excellent local and strategic frontage from the A470. The quality is high and the appearance is good. The Treforest Industrial Estate adjoins to the West, with the A470 separating it from countryside to the East. There are University playing fields to the north and the small village of Nantgarw to the south, including the historic china works.	Nantgarw	44.2	1.23	Developed and Occupied (In Part) and Undeveloped (In Part)	B1, B2, B8, A3, D1, D2	Private	311528	186077	A large patch of the site in the north west and along the furthest north western border lies within a category B flood risk zone. Additionally, a large patch of the site in the south eastern corner, stretching north, lies in a category C1 flood risk zone.	Immediately	0.00% (0/39 Units)



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TP21	GEAES works, Nantgarw Hill	This large site is in single occupation by GE Aviation (GEAES). The site is a large purpose-built aero engine maintenance plant. GEAES have developed the site to its current high intensity over some decades. Access is excellent, straight from the A4058, within a few hundred metres from the A470. The buildings and grounds are very well maintained. The site can be seen from some distance, but with regard to signage, there is not much prior to the entrance to indicate the location. The surrounding area is semi-rural, with a petrol station and garden centre to the north and Nantgarw a little distance to the south.	Taffs Well	15.4	0	Developed and Occupied	B2	Private	312985	186035	None.	Immediately	0.00% (0/1 Unit)
TP22	Cardiff Road, Nant Garw	This is a small area, but it has good local and strategic access being in close proximity to the A470 however the quality and appearance of the site is quite poor. The buildings are not overly attractive but nonetheless are suitable for the business uses contained therein. Part of the village of Nantgarw adjoins to the north, otherwise the surroundings appear semi-rural.	Taffs Well	1.06	0	Developed and Occupied	A1, B2, B8, SG	Private	312031	185121	The site lies entirely within a category C2 flood risk zone,	Immediately	0.00% (0/7 Units)

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TP23	Glan-y-Llyn Industrial Estate	The site is comprised of fairly modern corrugated steel factory units with a single storey red brick frontage. The units at the rear of the site are accessed directly off the main road whereas the other units and older office block are accessed from a small junction off the main road. There are a mixture of adjacent land uses, including recreation and residential. The site has good strategic access being in close proximity to the A470. The site is adequate in terms of appearance and maintained to an acceptable standard.	Taffs Well	1.32	0	Developed and Occupied	B1, B2, B8, SG	Private	312000	184109	None.	Immediately	0.00% (0/13 Units)
TP24	Moy Road Industrial Estate	The main road running through the Taffs Well Industrial Estate splits the site into two sections. Large, two-storey corrugated steel units dominate the site. Most of the site is in constant use for freight purposes. There is one main freight business on site with a few smaller businesses besides. The site has excellent strategic access lying directly off the A470 and being only a small distance from the M4 (Coryton roundabout).	Taffs Well	8.48	0	Developed and Partially Occupied	B1, B2, B8, SG	Private	312339	183611	None.	Immediately	9.37% (3/32 Units)

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TP25	Garth Works	The site consists of a clutter of buildings of a wide range of age, style, scale and materials. It should be noted that there is an appearance to the site and buildings which portrays a general aging, although much is fit for purpose. There is one main access point to the site, serving all present businesses. It is located adjacent to the A470 with excellent links to the M4. Although detached from the residential area of Taffs Well, it is close enough to benefit from the facilities there, including the railway station on its doorstep.	Taffs Well	3.73	0	Developed and Partially Occupied	B1, B2, B8, D1, SG	Private	312565	183255	None.	Immediately	12.19% (10/82 Units)
TP26	Timber Yard	The site is situated adjacent to the A470 and has a very narrow access lane a short distance from the A470 junction, although used by large delivery /service vehicles; it is also very close to the M4. The site is directly adjacent to a small row of terrace houses (three dwellings) which all service vehicles have to pass. The majority of the structures are open-sided sheds, with large areas of open storage. There is a modern office/salesroom/staff building at the entrance to the site. There is a footbridge over the A470 from Taffs Well to	Taffs Well	1.52	0	Developed and Occupied	SG	Private	312558	183598	None.	Immediately	0.00% (0/1 Unit)

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		the southern end of the site.											
TP27	Rockwood	The site is situated in a secluded location away from the nearby Ty Rhiw housing estate. The access road to the site is in a poor state of repair running alongside the cemetery, and is only single-tracked. There is a mixture of one and two storey brick and roughcast render buildings with portacabins present on site; some of which are in a better condition than others. There is an informal, hardcore parking area in front of the buildings. The site is surrounded by trees.	Taffs Well	1.52	0	Developed and Occupied	B2, B8, A1	Private	312624	184150	None.	Immediately	0.00% (0/7 Units)
TP28	Land South of Gellihirion Industrial Estate	This 1.5 hectare Greenfield site is allocated in the LDP for B2 and B8 class industrial uses. Although situated between an existing Industrial estate and a retail park, the site is semi-rural in its appearance and is quite steep in places.	Rhydyfelin	1.47	1.47	Undeveloped	B2, B8	Private	310361	187837	None.	Immediately	N/A

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TP29	Cwm Colliery, Beddau	This site has been allocated in the LDP as part of the Former Cwm Colliery and Coking Works Strategic Site. This area designated for employment is approximately 1.9 hectares in size, and is shown to be at the north of the site on brownfield land. Exact locations of the employment area may be considered further in any future master-planning of the site. Any development on the site would be subject to a major demolition and reclamation scheme. The Church Village Bypass improves strategic access to the site, although immediate access goes through the residential areas.	Beddau	1.9	1.9	Undeveloped	B1, B2, B8	Private	306594	186466	Issues with land contamination needs to be resolved and remediation works need to be undertaken. The eastern half of the site also lies within a category C2 flood risk zone.	Long Term	N/A

	TOTAL AREA (ha)	REMAINING DEVELOPABLE AREA (ha)	REMAINING DEVELOPABLE AREA IMMEDIATELY AVAILABLE (ha)
	730.18	156.02	98.59