




SITE OPTIONS LONG LIST – Porthcawl

#	OPTION S			CONCLUSION	
1	<p>Fitzham on Road - Land.</p> <p>Use: Public Open Space.</p>			<p>DISCOUNTED</p> <p>Creation of required road access would be very expensive and certainly likely beyond the budget of this project. Also, loss of public amenity space would be problematic.</p>	


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2	Land East of ATC Centre			<p>DISCOUNTED</p> <p>Only possible to develop site if we can use car park also. Car park is well used.</p> <p>Insufficient area for combined provision.</p>	 <p>Open Space east of ATC Centre, Porthcawl Area approx 0.372 acres Plot generated by : WTP Reference : L827_039520</p> <p>Scale: 1: 1250 @ A4 Date: 08/03/2020</p> <p>Corporate Director - Communities Directorate - Communities</p>
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3	<p>Locks Lane Playing Fields</p> <p>Use: Playing fields</p>			<p>DISCOUNTED</p> <p>Difficult to see how site access sufficient for a school could be achieved.</p>	 <div data-bbox="2049 694 2231 965"> <p>Locks Lane Playing Fields Porthcawl Area approx 0.46 acres Plot generated by: WTP Reference: LB12_030620</p> <p>Scale: 1:2600 @ A4 Date: 08/03/2020</p> <p>Corporate Director - Communities Directorate - Communities</p> <p>Bridgend County Borough Council, Civils Office, Angel Street, Bridgend, CF31 4WB</p> </div>
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4	8-10 Dock Street Use: Miscellaneous.			<p>DISCOUNTED</p> <p>Insufficient area for combined provision.</p>	
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5	<p>Porthcawl Air Training Corps</p> <p>Use: Non Operational – 3rd Party Uses.</p>			<p>DISCOUNTED</p> <p>Current tenant in occupation.</p> <p>Insufficient area for combined provision.</p>
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<p>6</p>	<p>Grand Pavilion (Old Tennis Court)</p> <p>Use: Operational – Arts Theatre / Museums</p>			<p>DISCOUNTED</p> <p>Would require Awen to be prepared to give up NB parking use.</p> <p>Insufficient area for combined provision.</p>	<p>ESPLANADE AVENUE</p> <p>MARY STREET</p> <p>WELL STREET</p> <p>ESPLANADE</p> <div data-bbox="1971 1181 2217 1340"> <p>Old Tennis Courts, Grand Pavilion, Esplanade, Porthcawl Area approx 0.112 acres</p> <p>Plot generated by : WTP Reference : LB61_030520</p> <p>Scale: 1: 1260 @ A4</p> <p>Date: 05/03/2020</p> <p>Corporate Director, Communities</p> </div>
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7	Car Park south of Jehovah's Witness Church, Sandy Lane.			<p>DISCOUNTED</p> <p>Car park forms part of larger development plans within the Porthcawl Regeneration Scheme.</p>
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8	<p>Porthcawl RFC – Car Park</p> <p>Use: 3rd Party Community Uses.</p>		<p>Leased to Porthcawl RFC on 35 year lease commencing from 01/01/2007, no breaks.</p> <p>Right of way over car park.</p>	<p>DISCOUNTED</p> <p>Significant 3rd Party Community Uses.</p> <p>Right of way over car park.</p>
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9	<p>Glan Road Depot</p> <p>Use: Parks Depot.</p>			<p>DISCOUNTED</p> <p>Insufficient area for combined provision.</p>
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10	<p>West Park Primary School</p> <p>Use: Operational – School.</p>			<p>DISCOUNTED</p> <p>Consider position of development on site.</p> <p>Site is land locked at rear. DISCOUNT.</p>	 <p>West Park Primary School West Road, Porthcawl Area approx 8.502 acres Plot generated by : WTP</p> <p>Scale: 1: 2500 A4 Date: 04/02/2020</p> <p>Corporate Director - Communities Directorate - Communities Bridgend County Borough Council, Civic Centre</p>
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<p>11</p>	<p>Nottage Primary School</p> <p>Use: Operational – School.</p>		<p>DISCOUNTED</p> <p>Not sufficient surplus outdoor area to develop. DISCOUNTED FOR ANY TYPE OF FURTHER DEVELOPMENT</p>	 <p>BRIDGENS Nottage Primary School, Suffolk Place, Porthcawl Area approx. 5.803 acres Hatched area approx 1.161 acres Plot generated by : WTP Reference : EA21_030520</p> <p>Scale: 1:2600 @ A4 Date: 08/03/2020</p> <p>Corporate Director - Communities Directorate - Communities</p> <p>Bridgens County Borough Council, Civic Offices, Angel Street.</p>
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12	<p>Porthcawl Primary</p> <p>Use: Operational School</p>			<p>POSSIBLE</p> <p>Due diligence and further investigation required into site suitability.</p>	 <p>Porthcawl Primary School, Meadow Lane, Porthcawl Area approx 4.747 acres Plot generated by: WTP Reference: EAS4_030820</p> <p>Scale: 1: 2500 @ A4 Date: 06/05/2020</p> <p>Corporate Director - Communities Directorate - Communities Bridgend County Borough Council, Civic Office, Angel Street, Bridgend, CF31 49RB</p>
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13	Site of Former Dunraven Flats Use: Miscellaneous.			<p>DISCOUNTED</p> <p>The site forms part of the Porthcawl Regeneration Scheme and therefore no further investigations at this time.</p>	 <p>Site of the former Dunraven Flats, Eastern Promenade, Porthcawl Area approx 0.338 acres</p> <p>Scale: 1:1260 A4 Date: 04/02/2020</p>
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14	<p>Griffin Park Drop in Centre</p> <p>Use: Youth Centre.</p>	12	<p>DISCOUNTED</p> <p>The site forms part of the Porthcawl Regeneration Scheme as is due to be demolished as part of new road works.</p> <p>Insufficient area for combined provision.</p>
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Griffin Park Drop in Centre, Eastern Promenade, Porthcawl
 Area approx 0.57 acres
 Plot generated by : WTP

Scale: 1: 1250 @ A4
 Date: 04/02/2020


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15	<p>Porthcawl Information Centre (Old Police Station)</p> <p>Use: Tourist Information Centre.</p>			<p>DISCOUNTED</p> <p>Insufficient area for combined provision.</p>
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<p>16</p>	<p>Griffin Park Community Centre</p> <p>Use: Operational - Community Centre.</p>			<p>DISCOUNTED</p> <p>Insufficient area for combined provision.</p>	 <p>Griffin Park Community Centre, Porthcawl Area approx 0.076 acres Plot generated by : WTP</p> <p>Scale: 1:1250 @ A4 Date: 04/02/2020</p> <p>Corporate Director - Communities Directorate - Communities Bridgend County Borough Council, Civic Office</p>
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17	<p>Hillsboro Car Park</p> <p>Use: Operational – Car Park.</p>			<p>DISCOUNTED</p> <p>The car park will still be required as car parking as part of the Porthcawl Regeneration Scheme.</p>
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18	<p>Porthcawl Public Library</p> <p>Use: Operational – Library.</p>			<p>DISCOUNTED</p> <p>Awen occupy the building and do not have plans to release this particular site.</p> <p>Insufficient area for combined provision.</p>	 <p>  Porthcawl Library Church Place, Porthcawl Area approx 0.124 acres Plot generated by : WTP </p> <p> Scale: 1:1250 @ A4 Date: 04/02/2020 </p> <p> Corporate Director - Communities Directorate - Communities Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend, CF31 4WB </p>
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Address	Owner	SIZE (Approx.)	PRICE	ADVANTAGES	DISADVANTAGES	AGENT	FURTHER INVESTIGATION
45-47 South Road	Private Not BCBC	0.25 acres; building floor area of 968 sq ft. 3 Storey semi-detached Victorian building floor area of 1,909 sq ft. Detached 2 storey building floor area of 968 sq ft	Est. £500,000 + VAT Freehold	Situated in a residential area. Parking for 12 vehicles. Good location.	Associated demolition costs if building configuration not suitable. Cost prohibitive.	Cooke & Arkwright	DISCOUNTED Est. £500k acquisition cost would be beyond the project budget.