



# SITE OPTIONS LONG LIST – Porthcawl

#	OPTION S			CONCLUSION	
1	<p>Fitzham on Road - Land.</p> <p>Use: Public Open Space.</p>			<p><b>DISCOUNTED</b></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><b>DISCOUNTED</b></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 : L527_039520</p> <p>Scale: 1: 1250 @ A4 Date: 06/03/2020</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><b>DISCOUNTED</b></p> <p>Difficult to see how site access sufficient for a school could be achieved.</p>
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**Locks Lane Playing Fields**  
Porthcawl  
Area approx 0.46 acres  
Plot generated by: WTP  
Reference: LB12\_030620


Scale: 1:2500 @ A4  
Date: 08/03/2020

Corporate Director - Communities  
Directorate - Communities

Bridgend County Borough Council,  
Civils Office,  
Angel Street,  
Bridgend,  
CF31 4WB

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4	8-10 Dock Street  Use: Miscellaneous.			<b>DISCOUNTED</b>  Insufficient area for combined provision.	
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5	<p>Porthcawl Air Training Corps</p> <p>Use: Non Operational – 3<sup>rd</sup> Party Uses.</p>			<p><b>DISCOUNTED</b></p> <p>Current tenant in occupation.</p> <p>Insufficient area for combined provision.</p>
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**ATC Hut, South Road, Porthcawl**  
 Area approx 0.272 acres  
 Plan generated by : WTP

Scale: 1: 1250 @ A4  
 Date: 06/02/2020

Corporate Director, Communities

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<p>6</p>	<p>Grand Pavilion (Old Tennis Court)</p> <p>Use: Operational – Arts Theatre / Museums</p>			<p><b>DISCOUNTED</b></p> <p>Would require Awen to be prepared to give up. NB parking use.</p> <p>Insufficient area for combined provision.</p>	<div data-bbox="1966 1177 2235 1353"> <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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# SITE OPTIONS LONG LIST – Porthcawl

7	Car Park south of Jehovah's Witness Church, Sandy Lane.			<p><b>DISCOUNTED</b></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: 3<sup>rd</sup> 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><b>DISCOUNTED</b></p> <p>Significant 3rd Party Community Uses.</p> <p>Right of way over car park.</p>
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# SITE OPTIONS LONG LIST – Porthcawl

9	Glan Road Depot  Use: Parks Depot.			<b>DISCOUNTED</b>  Insufficient area for combined provision.
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 Griffin Park Depot, Porthcawl  
Area approx 0.196 acres  
Plot generated by : WTP  
Reference : TD16\_030520

Scale: 1: 1260 @ A4  
Date: 05/03/2020


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<p>10</p>	<p>West Park Primary School</p> <p>Use: Operational – School.</p>			<p><b>DISCOUNTED</b></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</p> <p>Plot generated by : WTP</p> <p>Scale: 1: 2500 A4</p> <p>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><b>DISCOUNTED</b></p> <p>Not sufficient surplus outdoor area to develop. <b>DISCOUNTED FOR ANY TYPE OF FURTHER DEVELOPMENT</b></p>	 <p><b>BRIDGENS</b> 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><b>POSSIBLE</b></p> <p>Due diligence and further investigation required into site suitability.</p>	 <p><b>Porthcawl Primary School, Meadow Lane, Porthcawl</b>          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	<p>Site of Former Dunraven Flats</p> <p>Use: Miscellaneous.</p>			<p><b>DISCOUNTED</b></p> <p>The site forms part of the Porthcawl Regeneration Scheme and therefore no further investigations at this time.</p>
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14	<p>Griffin Park Drop in Centre</p> <p>Use: Youth Centre.</p>	12	<p><b>DISCOUNTED</b></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><b>DISCOUNTED</b></p> <p>Insufficient area for combined provision.</p>
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# SITE OPTIONS LONG LIST – Porthcawl


<p>16</p>	<p>Griffin Park Community Centre</p> <p>Use: Operational - Community Centre.</p>			<p><b>DISCOUNTED</b></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: 1260 @ 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><b>DISCOUNTED</b></p> <p>The car park will still be required as car parking as part of the Porthcawl Regeneration Scheme.</p>	 <p><b>Hillsboro Car Park, Porthcawl</b>          Area approx 2.427          Plan generated by</p> <p>Scale: 1: 2500 @ A4          Date: 05/02/2020</p> <p>Corporate Director -Communities          Directorate - Communities</p> <p>Bridgend County Borough Council          Civic Offices,          Angel Street,          Bridgend,          CF31 4WB</p>
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18	<p>Porthcawl Public Library</p> <p>Use: Operational – Library.</p>		<p><b>DISCOUNTED</b></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>  <b>Porthcawl Library</b>          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  <b>Not BCBC</b>	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	<b>DISCOUNTED</b>  Est. £500k acquisition cost would be beyond the project budget.