

Example - Comm Lite Enviro + Planning

Bakery

79

79a

79b

81

WA396406

Bridgend

5177.44ft² · 481m² · 0.12ac

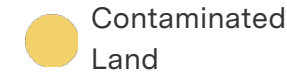
79A AND B NOLTON STREET,
BRIDGEND, CF31 3AE

Commercial+Lite+Enviro+Planning



PASS

This is our professional opinion based on the Law Society's practice notes regarding [Contaminated Land](#) and [Flood Risk](#).



Contaminated Land



Flood Risk

Other Considerations



Planning Constraints



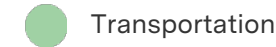
Ground Stability



Radon



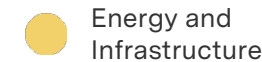
Environmental Sensitivity



Transportation



Planning Applications



Energy and Infrastructure

Classification Key

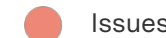
In this report, a traffic light system signifies identified potential risk levels. These are explained as follows:



No issues identified



Potential issues identified, proceed with caution



Issues identified, further action likely needed



For information purposes only

Summary

Example - Comm Lite Enviro + Planning

Contaminated Land		Flood Risk		Planning Constraints	
Active Landfill		Fluvial (undefended)		Sites of Special Scientific Interest	
Former Landfill		Pluvial		Ramsar	
Active Petrol or Fuel Stations		Tidal (undefended)		Nature Reserves	
Former Petrol or Fuel Stations		Groundwater		Listed Buildings	
Public Register of Contaminated Land		Flood Defences and Benefiting Areas		Scheduled Monuments	
Contaminated Land Designated as Special Sites		Flood Storage Areas		Certificates of Immunity	
Consented Discharges to Controlled Waters (with Conditions)		Historical Flood Areas		Ancient Woodland	
Environmental Pollution Incidents		Planning Constraints		Registered Parks and Gardens	
Manufacturing and Production of Industrial Products		Green Belt		World Heritage Sites	
Former Military Sites		Areas of Outstanding Natural Beauty		Open Access	
Regulated Sites		National Parks		Radon	
Historic Land Use		Special Areas of Conservation		Radon	
		Special Protection Areas			

Summary

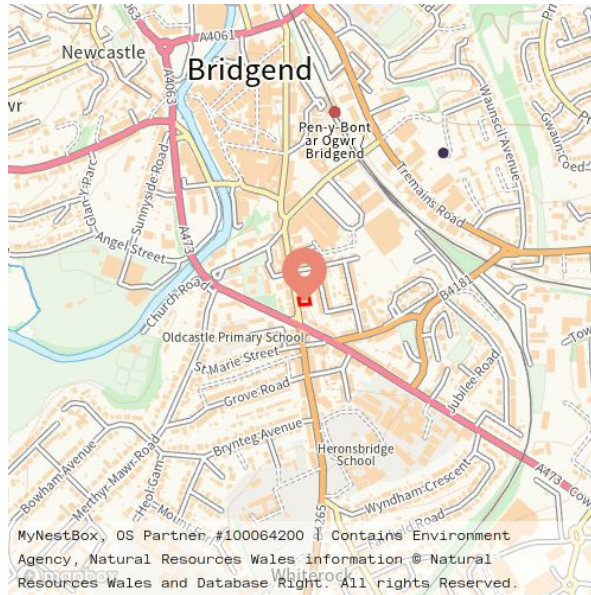
Example - Comm Lite Enviro + Planning

Transportation		Ground Stability		Environmental Sensitivity	
Overground Rail		Shrink-Swell Clays		Geological Permeability	
Overground Rail - Elizabeth Line		Running Sands		Environmentally Sensitive Sites	
London Underground		Compressible Ground		Surface Water Features	
HS2		Collapsible Deposits		Planning Applications	
HS2 Safeguarding Zones		Artificial Ground		Large Scale Developments	
Energy and Infrastructure		Dissolution of Soluble Rocks		Small Scale Developments	
National Grid		Landslides			
Petroleum Exploration and Development Licences		Environmental Sensitivity			
Power Stations		Bedrock Geology			
Solar Renewable Energy Sites		Source Protection Zones			
Wind Renewable Energy Sites		Superficial Deposits			
Other Renewable Energy Sites		Aquifer Designation			
COMAH Establishments		Groundwater Vulnerability			

Active Landfill

The property is within 1km of an active landfill or waste site. Contamination, surface instability, and ground gas issues could arise. There may also be noise and nuisance concerns. Consider contacting the Environment Agency to inquire about any noise or nuisance complaints or enforcement action. For further assistance, [contact US](#)

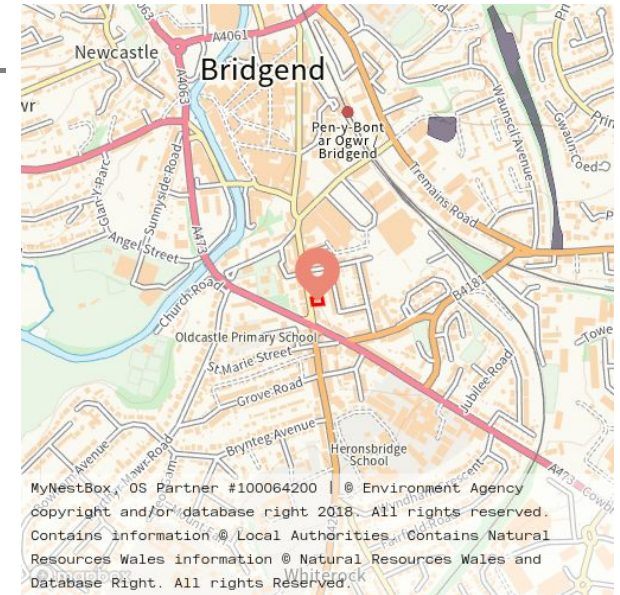
Captured at: 26/11/24 20:05 UTC



Former Landfill

The property is within 500 metres of a former landfill site. Former landfills can generate gas or leachate which can pose a risk to buildings and occupiers.

Captured at: 26/11/24 20:05 UTC



Active Petrol or Fuel Stations

The property is more than 20 metres from an active petrol or fuel station.

Captured at: 26/11/24 20:05 UTC



Former Petrol or Fuel Stations

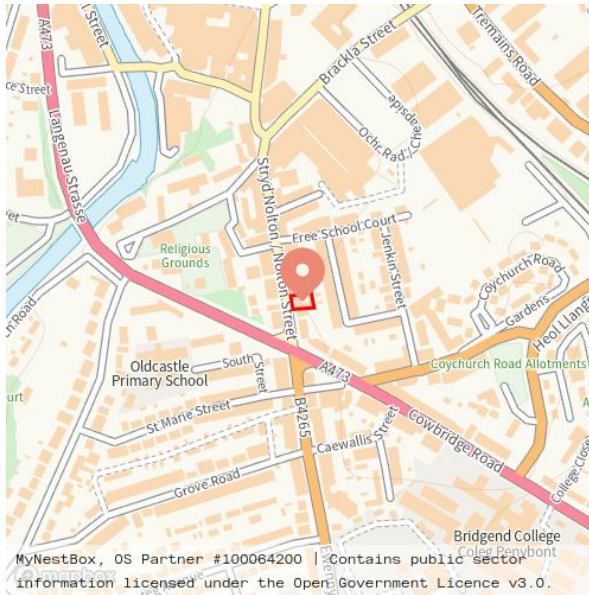
The property is more than 10 metres from former petrol or fuel station.

Captured at: 26/11/24 20:05 UTC



Public Register of Contaminated Land

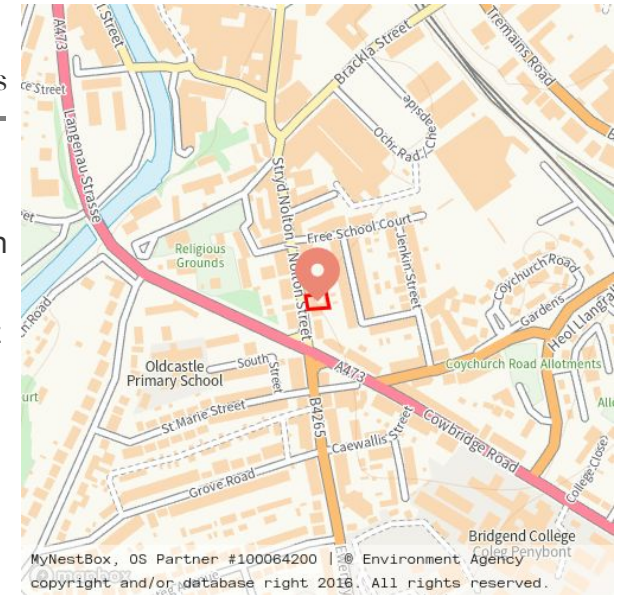
The property is more than 250 metres from any sites that have been designated as Contaminated Land by a local authority.



Captured at: 26/11/24 20:05 UTC

Contaminated Land Designated as Special Sites

The property is more than 250 metres from any sites that have been designated as a Special Site by the Environment Agency.



Captured at: 26/11/24 20:05 UTC

Consented Discharges to Controlled Waters (with Conditions)

The property is more than 50 metres away from a licensed consent for discharging effluent into Controlled Waters.



Captured at: 26/11/24 20:05 UTC

Environmental Pollution Incidents

The property is more than 50 metres from any major or significant pollution incidents.



Captured at: 26/11/24 20:05 UTC

Manufacturing and Production of Industrial Products

The property is more than 10 metres from a licensed industrial land use.



Captured at: 26/11/24 20:05 UTC

Former Military Sites

The property is not on or near any former military sites which could lead to a Liability under Part 2A of the Environmental Protection Act (1990).



Captured at: 26/11/24 20:05 UTC

Regulated Sites

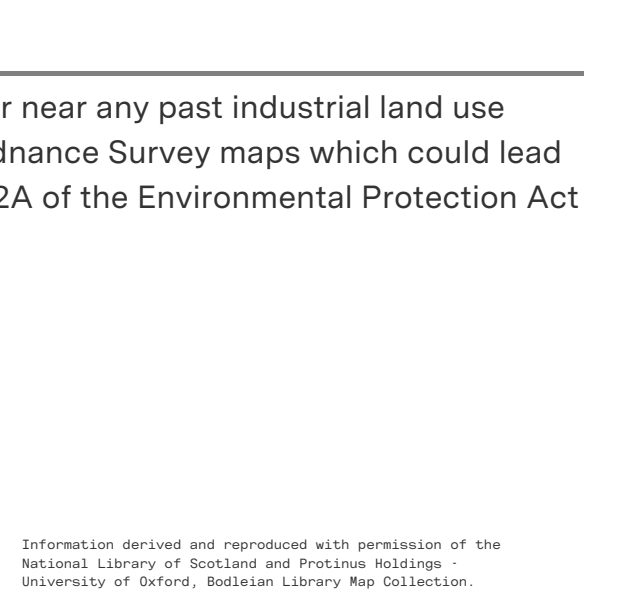
The property is in close proximity to one or more Regulated Sites. These include closed mining areas, end-of-life vehicle treatment sites (operational for 7 years or more), open waste permitted sites, and industrial environmental permitted regulated facilities (permit types A and B only). Proximity to a Regulated Site may cause disruption.



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Historic Land Use

The property is not on or near any past industrial land use depicted on historic Ordnance Survey maps which could lead to a Liability under Part 2A of the Environmental Protection Act (1990).



Captured at: 26/11/24 22:13 UTC

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Fluvial (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



Captured at: 26/11/24 18:40 UTC

Pluvial

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Tidal (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Groundwater

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



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Flood Defences and Benefiting Areas

When a property is within an area benefitting from flood defences (ABFD), the risk of Fluvial or Tidal flooding could be significantly reduced. The map shows ABFD shaded in purple, though absence of ABFD does not necessarily mean the property is at risk from flooding.

Captured at: 26/11/24 18:40 UTC



Flood Storage Areas

The property is more than 250 meters away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond).

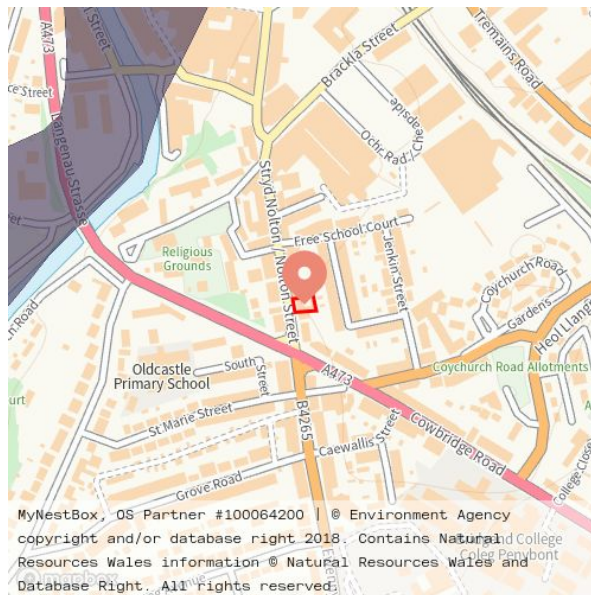
Captured at: 26/11/24 18:40 UTC



Historical Flood Areas

The property is more than 250 meters away from an area which has flooded in the past.

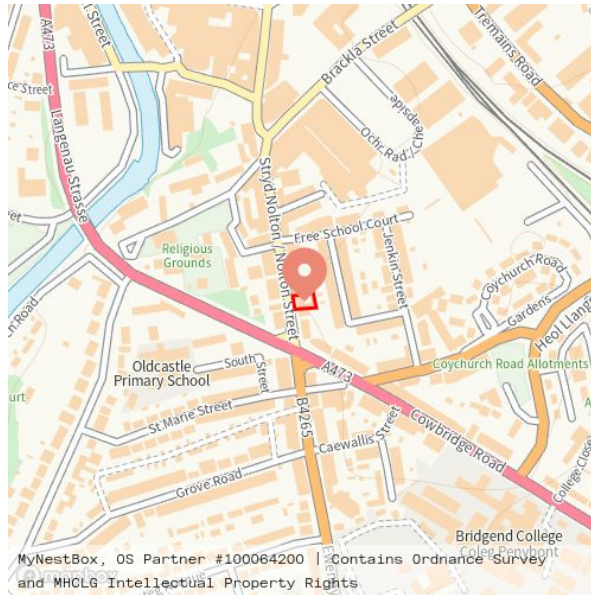
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Planning Constraints

Green Belt

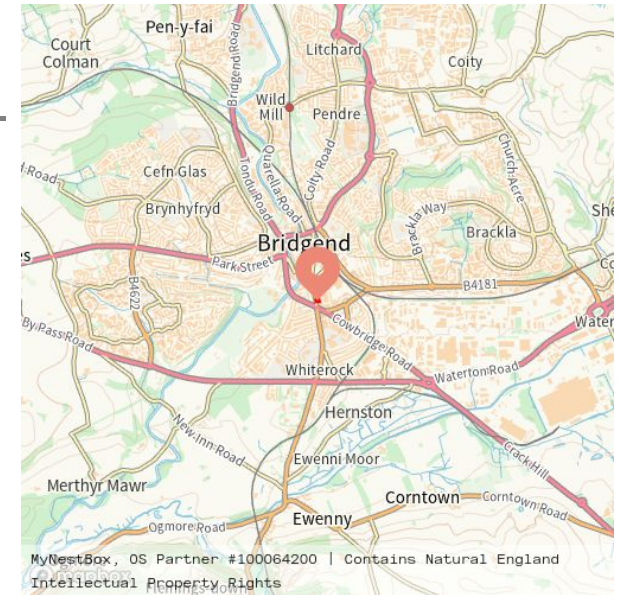
The property is more than 250 metres from a green belt designated area.



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Areas of Outstanding Natural Beauty

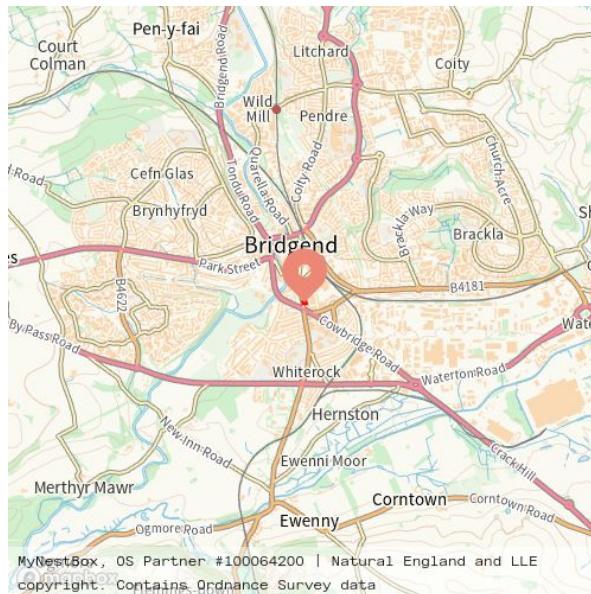
The property is not within an Area of Outstanding Natural Beauty (AONB).



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National Parks

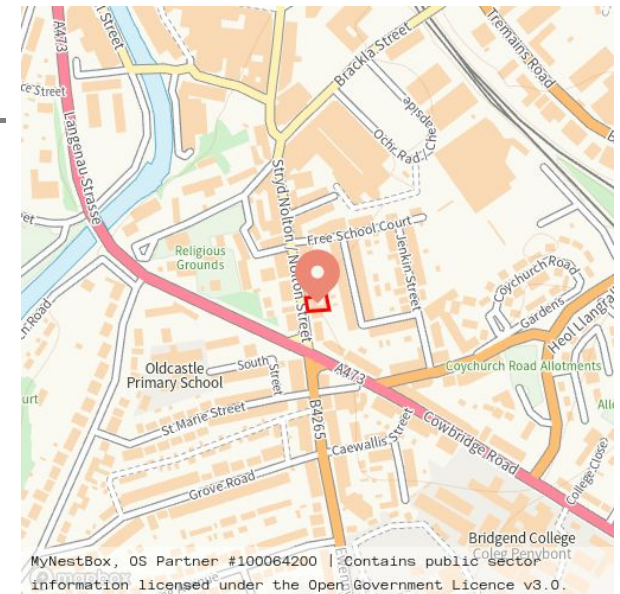
The property does not intersect with a National Park.



Captured at: 26/11/24 18:40 UTC

Special Areas of Conservation

The property is more than 250 metres from a Special Area of Conservation

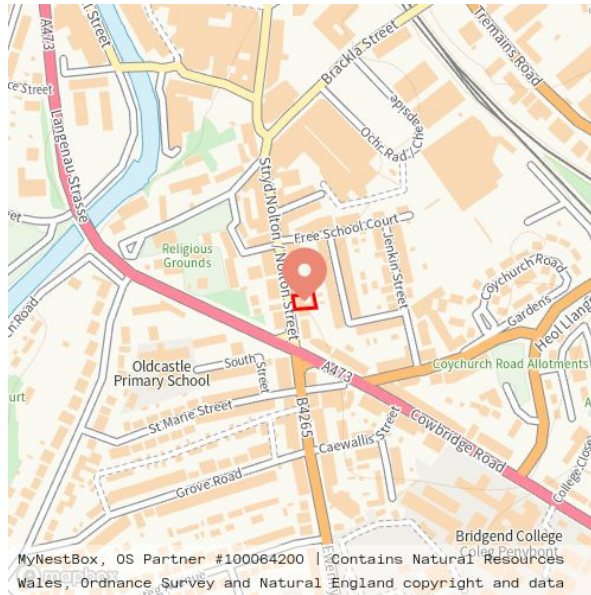


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Planning Constraints

Special Protection Areas

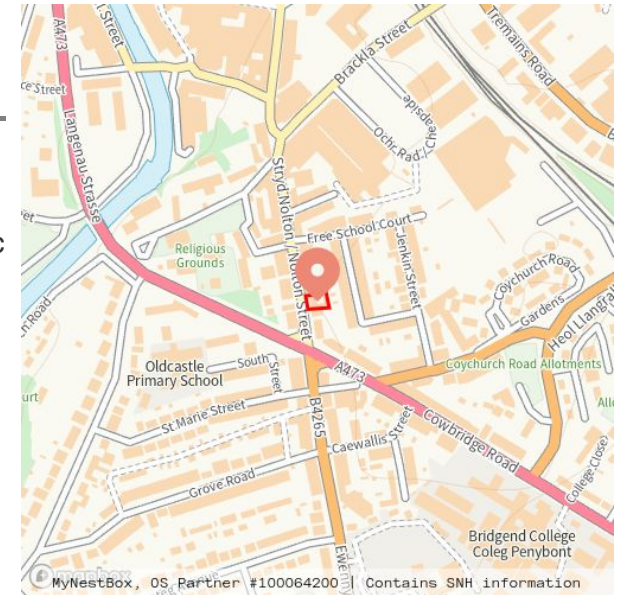
The property is more than 250 metres from a Special Protection Area



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Sites of Special Scientific Interest

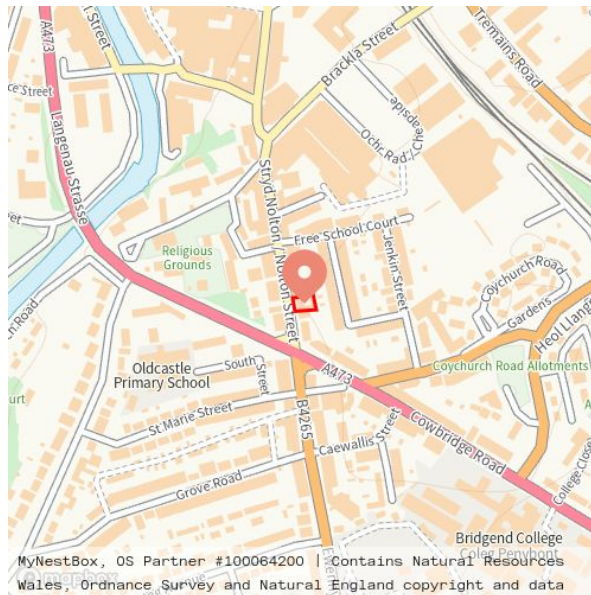
The property is more than 250 metres from a Site of Special Scientific Interest



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Ramsar

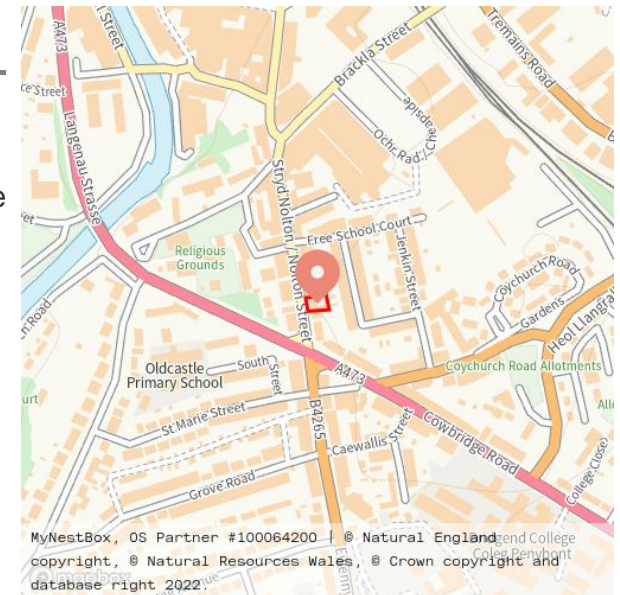
The property is more than 250 metres from a Ramsar site.



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Nature Reserves

The property is more than 250 metres of a Local or National Nature Reserve.



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Listed Buildings

The property is within 250 metres of 1 or more Listed Buildings. Owning or living near a listed building may require adherence to strict regulations for alterations or renovations to preserve its historic or architectural value. Refer to section "Certificates of Immunity" to check whether immunity has been granted against certain planning restrictions.

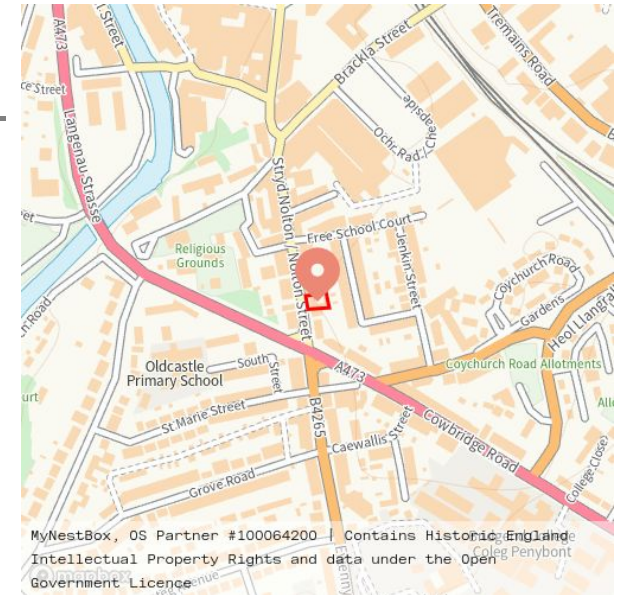
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Scheduled Monuments

The property is more than 250 metres from a scheduled monument.

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Certificates of Immunity

A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance. The map shows the location of COIs as points, though absence of a COI does not necessarily mean the property is not listed or historically significant.

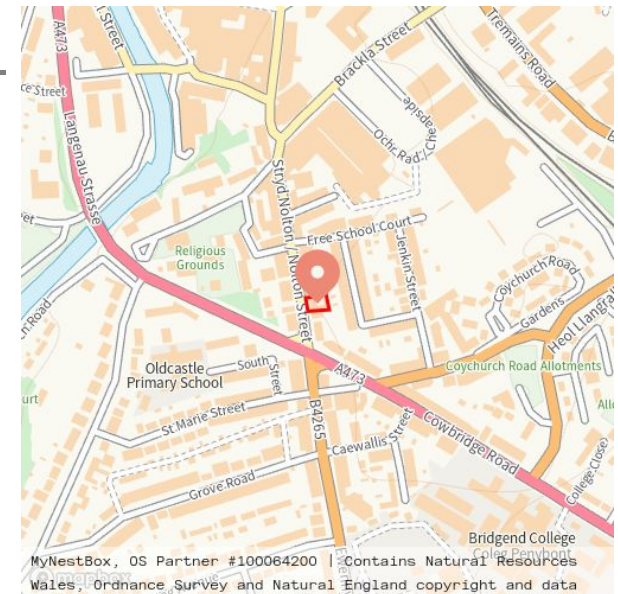
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Ancient Woodland

The property is more than 250 metres from an ancient woodland.

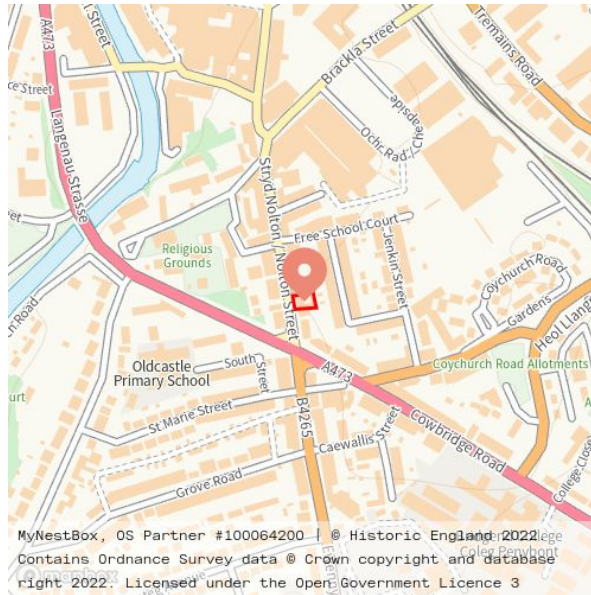
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Planning Constraints

Registered Parks and Gardens

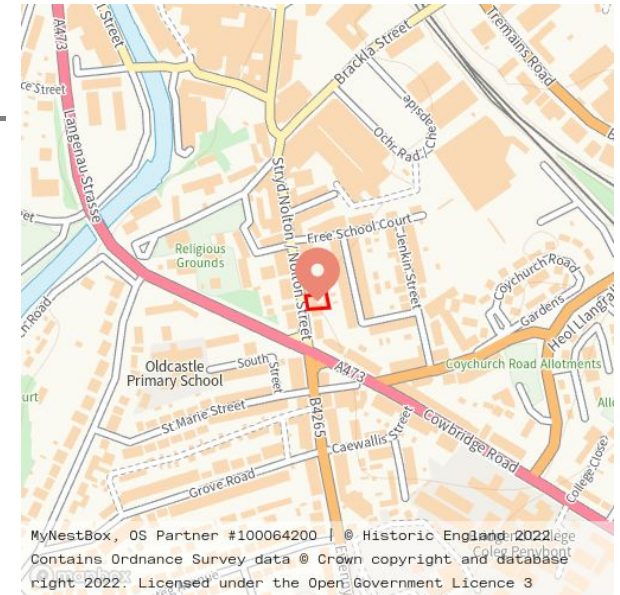
The property is more than 250 metres away from a registered park or garden.



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World Heritage Sites

The property is more than 250 metres away from a world heritage site.



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Open Access

The property is not within any land designated as Registered Common Land or Open Country.



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Radon

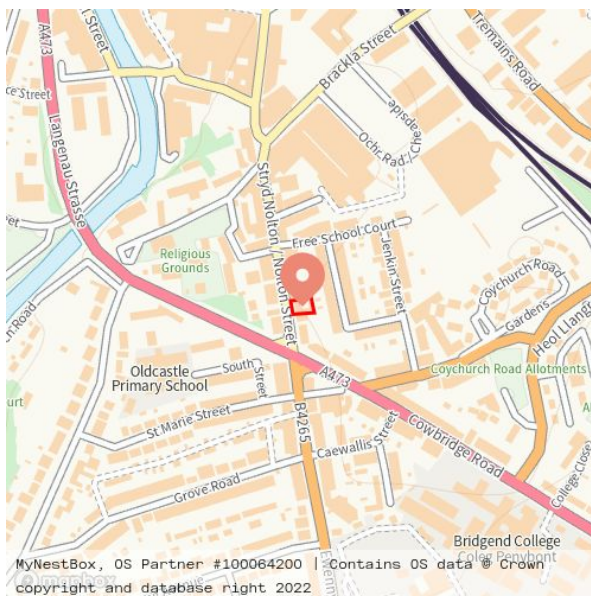
The property is in an area where fewer than 1% of buildings are estimated to be at or above the Action Level. The property is not in a Radon Action Area.

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Overground Rail

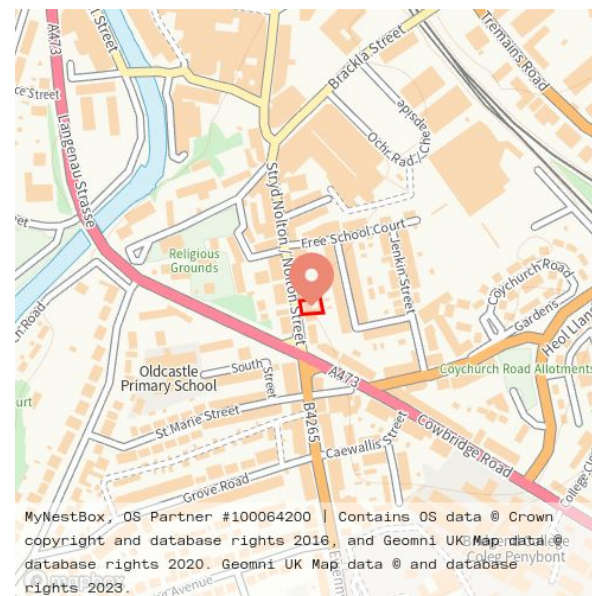
The property is more than 250 metres away from a railway station or line.



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Overground Rail - Elizabeth Line

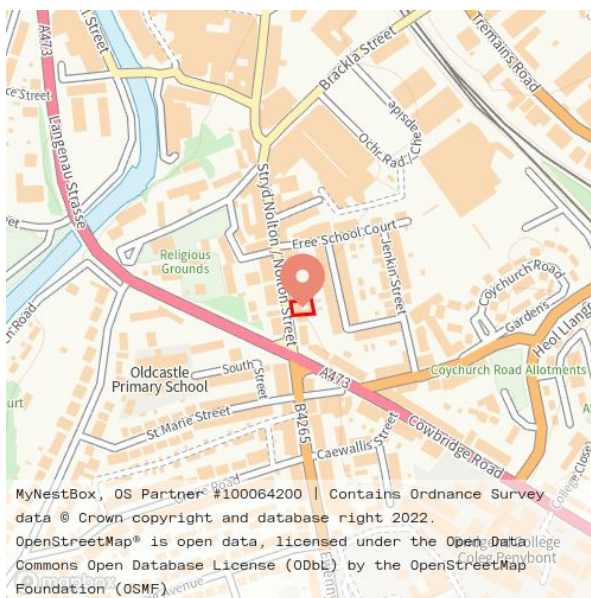
The property is more than 250 metres away from a railway station or track along the Elizabeth Line.



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London Underground

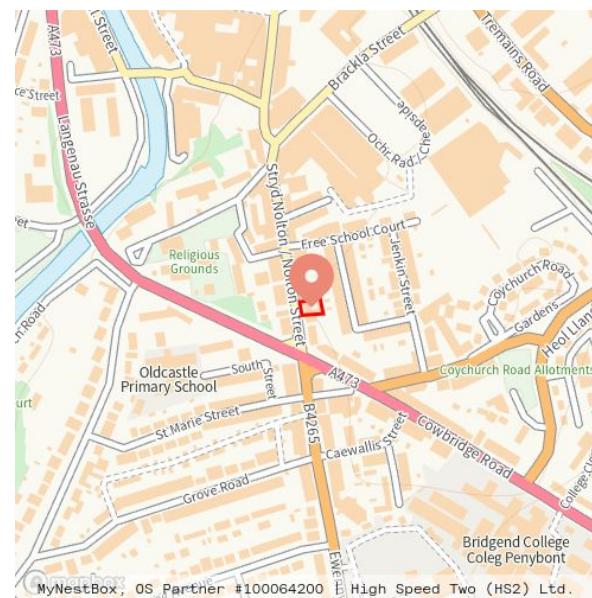
The property is more than 250 metres away from a London Underground station or line.



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HS2

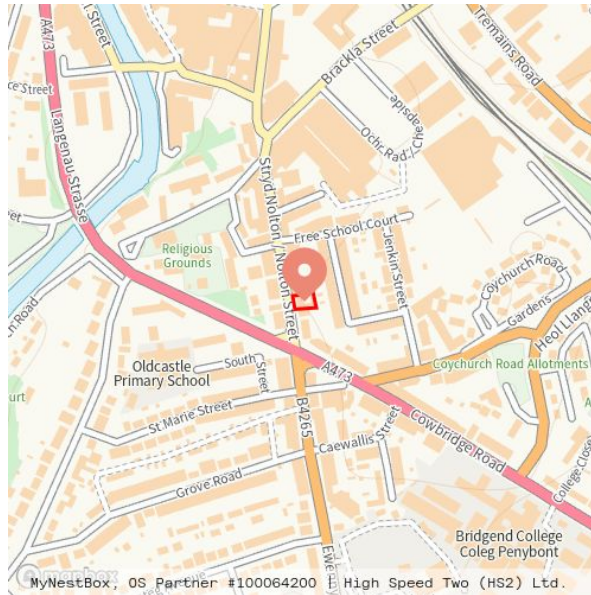
The property is more than 300 metres away from a proposed HS2 station or line.



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HS2 Safeguarding Zones

The property does not intersect with any HS2 Safeguarding Zone.



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National Grid

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower used in high voltage (above 132kV) electricity transmission.

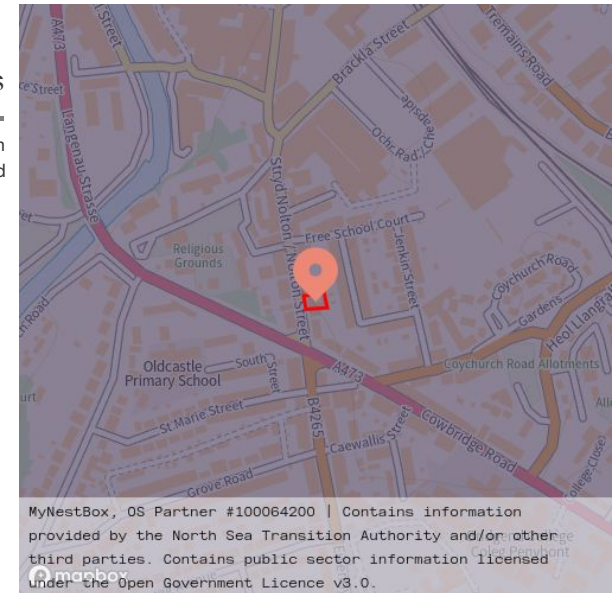


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Petroleum Exploration and Development Licences

The property is less than 250 metres from an area where oil and gas exploration and production is licenced. This can have implications for a homebuyer. It may involve factors such as noise, odours, visual impacts, potential environmental risks, and regulatory requirements. It is important to consider the proximity, potential impacts on quality of life, and any associated property value considerations. Conducting thorough research, consulting with experts, and reviewing available information is recommended if you have any concerns.



Captured at: 26/11/24 18:41 UTC

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Power Stations

The property is more than 250 metres away from a power station (includes nuclear power stations).



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Solar Renewable Energy Sites

The property is more than 1km away from a current or proposed solar renewable energy site.

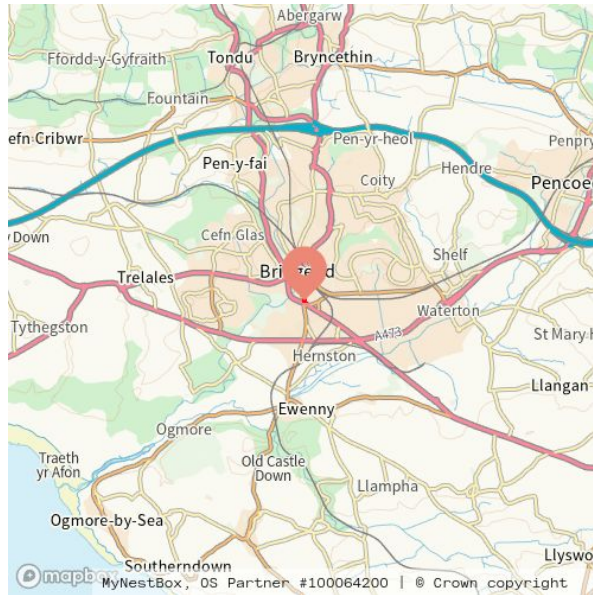


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Wind Renewable Energy Sites

The property is more than 5km away from a current or proposed wind renewable energy site.



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Other Renewable Energy Sites

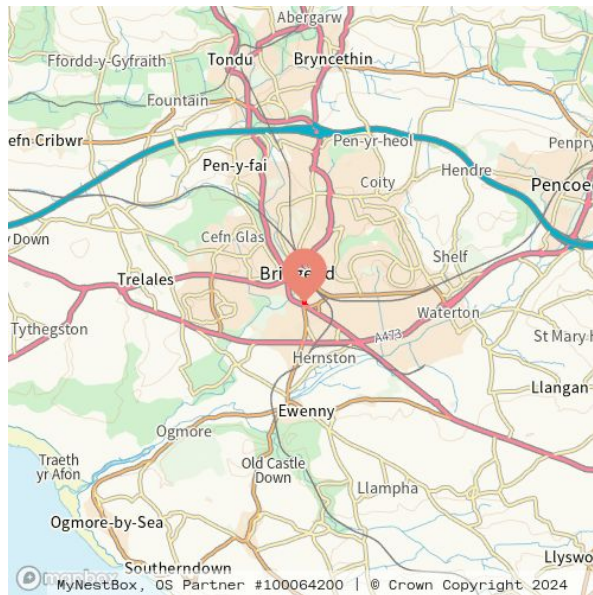
The property is more than 1km away from a current or proposed 'other' renewable energy site.



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COMAH Establishments

The property is not near any Control of Major Accident Hazards (COMAH) sites or associated Public Information Zones (PIZ).



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Shrink-Swell Clays

Ground conditions predominantly non-plastic or low plasticity. No special actions required to avoid problems due to shrink swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink swell clays.

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Compressible Ground

No or very low indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

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Running Sands

No or very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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Collapsible Deposits

No or very low indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

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Artificial Ground

There is a negligible or very low potential of ground movement. No further action is required.

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Dissolution of Soluble Rocks

Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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Landslides

No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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Bedrock Geology

The property intersects with the following rock types: limestone, mudstone, and interbedded.

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Superficial Deposits

The property has no recorded superficial deposits.

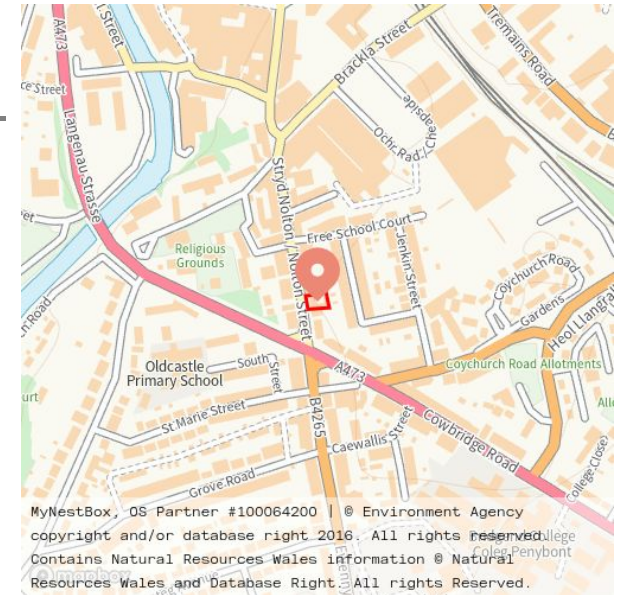
Captured at: 26/11/24 18:40 UTC

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Source Protection Zones

The property does not intersect with a SPZ.

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Aquifer Designation

The property intersects a Secondary A and/or Principal aquifer.

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Groundwater Vulnerability

The property intersects an area of medium or high groundwater vulnerability.

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Geological Permeability

The property intersects with the following rock permeability rating: very high.

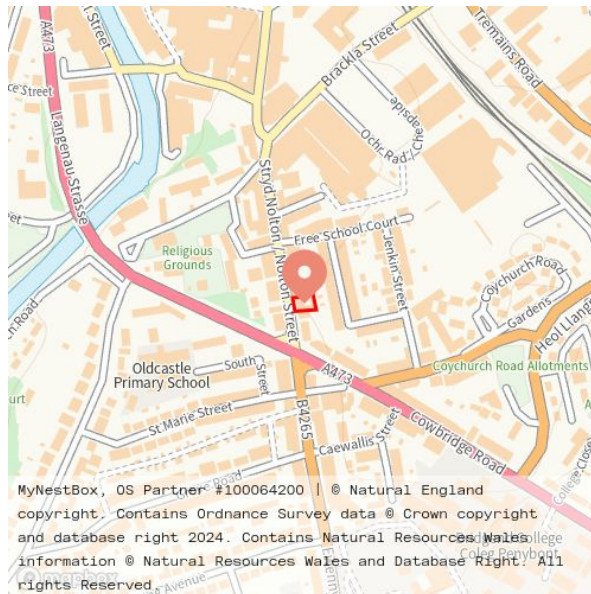
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Environmentally Sensitive Sites

The property is more than 250 metres away from an Environmentally Sensitive Site.

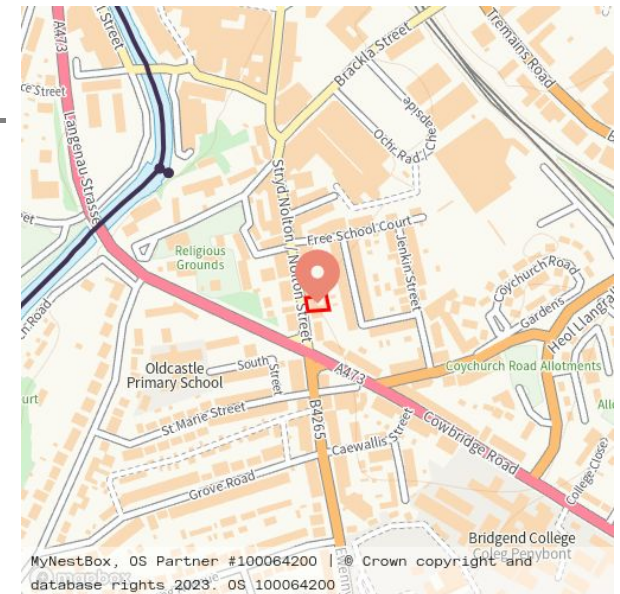
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Surface Water Features

The property is within 250 metres of one or more surface water features.

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Large Scale Developments

Large scale planning applications includes relevant planning applications concerning multiple dwellings or significant infrastructure projects. Large scale (>150kw) renewable energy installations are also included.

Reference	Authority	Description	Stage	Within
P/18/980/FUL	Bridgend	10A Ewenny Road Bridgend CF31 3HL Change of use of existing retail unit & 2 flats to 7 x 1 bedroom residential apartments; Demolish rear annex	PENDING	100m
P/20/919/DOC	Bridgend	10A Ewenny Road Bridgend CF31 3HL Approval of details for Conditions 2, 3, 6, 7, 8, 10 and 11 of P/18/980/FUL	OTHER	100m
P/15/693/FUL	Bridgend	Rear of 69-73 Cowbridge Road Bridgend CF31 3DH Residential development of 10no. self contained apartments	PENDING	500m
P/24/455/DOC	Bridgend	Land at Bridgend Police Station & former Cheapside multi storey car park Cheapside Bridgend CF31 1BZ Approval of details for condition 14 (Delivery and Servicing Management Plan) of P/22/756/FUL	PENDING	500m
P/23/253/DOC	Bridgend	Rear of 69-73 Cowbridge Road Bridgend CF31 3DH Details to agree conditions 2 (dormer finishes), 3 (drainage), 5 (landscaping) and 6 (bin storage) of P/15/693/FUL	OTHER	500m
P/18/701/NMA	Bridgend	11 Nolton Street Bridgend CF31 1BX Non material amendment to P/17/433/FUL to revise the wording of condition 6	OTHER	500m
P/18/473/DOC	Bridgend	11 Nolton Street Bridgend CF31 1BX Approval of details for condition 5 of P/17/433/FUL	OTHER	500m
P/18/472/DOC	Bridgend	11 Nolton Street Bridgend CF31 1BX Approval of details for condition 8 of P/17/433/FUL	OTHER	500m

Large Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
P/18/396/DOC	Bridgend	11 Nolton Street Bridgend CF31 1BX Approval of details for Condition 9 of P/17/433/FUL	OTHER	500m
P/18/289/NMA	Bridgend	11 Nolton Street Bridgend CF31 1BX Non material amendment to P/17/433/FUL to amend the approved plans	OTHER	500m
P/17/433/FUL	Bridgend	11 Nolton Street Bridgend CF31 1BX Demolition of existing building to be replaced by a three storey mixed use development comprising 2no. ground floor commercial units & 10no. residential apartments above.	PENDING	500m
P/16/236/DOC	Bridgend	Land At The Rhiw Multi Storey Car Park Bridgend Discharge of condition 6 Of P/15/60/FUL	OTHER	500m
P/15/60/FUL	Bridgend	Land At The Rhiw Multi Storey Car Park Walkway Bridge & Entrance Bridgend Demolish & Rebuild Car Park: Erect 5 Storey Residential/ Commercial Blk (Class A1/A2/A3 & 28 Dwellings With Parking)	PENDING	500m
P/16/885/DOC	Bridgend	Former Rhiw Multi Storey car park The Rhiw Bridgend Approval of details for Condition 9 of P/15/60/FUL	OTHER	500m
P/17/486/FUL	Bridgend	Asda Bridgend Superstore Coychurch Road Bridgend CF31 3AS Change of use of part of store car park to a filling station and associated infrastructure	WITHDRAWN	500m
P/20/265/RLX	Bridgend	11 Nolton Street Bridgend CF31 1BX Variation of condition 3 of P/17/433/FUL to extend the opening hours	PENDING	500m
P/18/500/DOC	Bridgend	11 Nolton Street Bridgend CF31 1BX Approval of details for condition 4 of P/17/433/FUL	OTHER	500m
P/19/170/NMA	Bridgend	11 Nolton Street Bridgend CF31 1BX Non material amendment to P/17/433/FUL (P/18/500/DOC) (materials)	OTHER	500m

Large Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
P/18/486/DOC	Bridgend	11 Nolton Street Bridgend CF31 1BX Approval of details for condition 2 of P/17/433/FUL (updated Construction Environmental Management Plan received)	OTHER	500m
D/21/4/SAB	Bridgend	77 Cowbridge road Bridgend CF31 3DH Change use from 6 bed HMO to 2 affordable apartments and 8 new affordable apartments with parking and amenity space	PENDING	500m
P/17/463/DOC	Bridgend	Land off Coychurch Road Bridgend Approval of details for Conditions 5 & 9 of P/15/379/FUL	OTHER	500m
P/17/379/DOC	Bridgend	Land off Coychurch Road (adjacent to Jubilee Crescent) Bridgend CF31 3AY Approval of details for conditions 3, 4, 6, 7, 8, 11, 13, 14, 17, 20, 21 & 26 of P/15/379/FUL	OTHER	500m
P/15/379/FUL	Bridgend	Land Off Coychurch Road (Adj. Jubilee Cres.) Bridgend Construction Of 48 Dwellings And Associated Works	PENDING	500m
P/22/845/FUL	Bridgend	Sunnyside House Sunnyside Road Bridgend CF31 4AF Demolition of Sunnyside House; proposed development of 65 one & two-bedroom apartments & associated works including sustainable drainage, landscaping, cycle and car parking and other works	APPROVED	500m
P/16/111/FUL	Bridgend	Gaylard Building 11 Court Road Bridgend CF31 1BD Change Of Use From Office & Day Centre To 15No. One Bedroom Apartments	PENDING	500m
P/18/273/RLX	Bridgend	Gaylard Building 11 Court Road Bridgend CF31 1BD Vary condition 1 of P/16/111/FUL to refer to amended plans with minor layout changes	OTHER	500m
P/20/276/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for Conditions 8, 14 & 16 of P/18/983/FUL	PENDING	500m

Large Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
P/20/279/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for conditions 2 and 45 of P/18/983/FUL	PENDING	500m
P/20/280/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of Conditions 18,19 & 21 of P/18/983/FUL	PENDING	500m
P/18/464/DPN	Bridgend	Former Bridgend Magistrates Court Sunnyside Road Bridgend CF31 4AJ Prior notification for demolition of Bridgend Magistrates Court to make way for redevelopment of the site	APPROVED	500m
P/21/73/DOC	Bridgend	Site of former Sunnyside Council Offices and Magistrates Court Sunnyside Road Bridgend CF31 4AJ Approval of details for condition 40 of P/18/983/FUL (Air Quality Mitigation)	PENDING	500m
P/20/557/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for condition 32 (biodiversity enhancement plan) of P/18/983/FUL	OTHER	500m
P/20/448/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for condition 27 (CEMP) of P/18/983/FUL	OTHER	500m
P/20/443/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for conditions 3, 23, 25 & 28 of P/18/983/FUL	OTHER	500m
P/20/377/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for conditions 12 and 15 of P/18/983/FUL	OTHER	500m

Large Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
P/20/374/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for conditions 7, 9 and 48 of P/18/983/FUL	PENDING	500m
P/20/367/DOC	Bridgend	Former Sunnyside Council Offices & Magistrates Court site Sunnyside Road / Glan Y Parc Bridgend CF31 4AJ Approval of details for condition 4 (drainage scheme) of P/18/983/FUL	OTHER	500m

Small Scale Developments

Small Scale Developments includes relevant planning applications categorised as either small or medium. Small planning applications are proposals for things like an extension to or renovation of a single dwelling. Medium planning applications are proposals concerning 2-5 dwellings. Small infrastructure projects, such as mobile phone masts or small scale (<150kw) renewable energy projects, are also included.

Reference	Authority	Description	Stage	Within
P/18/890/FUL	Bridgend	Former bakery rear of 77 Nolton Street Bridgend CF31 3AE Conversion of existing disused bakery to one bedroom dwelling	REFUSED	25m
P/17/1012/FUL	Bridgend	Former bakery rear of 77 Nolton Street Bridgend CF31 3AE Conversion of existing disused bakery into a 2 bedroom dwelling	REFUSED	25m
P/18/34/FUL	Bridgend	77 Nolton Street Bridgend CF31 3AE Change use of ground floor to cafe (A3 use class) and conversion of upper floors and rear of ground floor to provide 6 bedroom residential accommodation	PENDING	25m
P/23/128/FUL	Bridgend	98 Nolton Street Bridgend CF31 3BP Change of use from hairdressing salon to burger bar takeaway (use class A3)	PENDING	25m
P/21/907/FUL	Bridgend	106 Nolton Street Bridgend CF31 3BP Change of use from hairdressing salon to A3 cafe bar/wine bar (no hot food or takeaway element)	PENDING	50m
A/21/6/ADV	Bridgend	90 Nolton Street Bridgend CF31 3BP Various illuminated and non-illuminated advertisement signs	OTHER	50m
P/16/229/FUL	Bridgend	9 Cheltenham Terrace Bridgend CF31 3AH Second Storey Extension On An Existing Single Storey Extension - Moving Bathroom From Downstairs To Upstairs	PENDING	50m
P/16/732/FUL	Bridgend	89 Nolton Street Bridgend CF31 3AE Conversion of house into 2 flats. Demolition of parts of the property and formation of a dormer window and flat roof to rear to allow adequate headroom and access.	PENDING	50m

Small Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
A/23/4/ADV	Bridgend	91 Nolton Street Bridgend CF31 3AE Replace the existing advertising hoarding with a digital, rotating screen	REFUSED	50m
A/20/11/ADV	Bridgend	91 Nolton Street Bridgend CF31 3AE Digital rotating screen to show multiple adverts located on side of 91 Nolton Street	PENDING	50m
P/24/519/DOC	Bridgend	5 Cowbridge Road Bridgend CF31 3BY Approval of details for conditions 3 (secure cycle storage), 4 (waste and recycling storage) and 5 (nest box specifications, biodiversity) in relation to Planning Permission ref P/24/124/FUL	OTHER	50m
P/24/124/FUL	Bridgend	5 Cowbridge Road Bridgend CF31 3BY Change of use from residential dwelling (use class C3) to HMO (use class C4) maximum 5 persons	PENDING	50m
P/16/673/FUL	Bridgend	128 Nolton Street Bridgend CF31 3BP Single storey front extension	PENDING	50m
P/18/644/FUL	Bridgend	Chapel Mews Chapel Street Bridgend CF31 3BT Change of usage from workshop to D2 - Pilates studio for adults and children (inclusive), sensory sessions	PENDING	100m
P/23/37/FUL	Bridgend	57 Nolton Street Bridgend CF31 3AE Change of use to pizza takeaway/delivery service	PENDING	100m
P/21/337/FUL	Bridgend	76 Nolton Street Bridgend CF31 3BP Change of use from Use Class A1 to Use Class A3 (takeaway and delivery)	PENDING	100m
P/23/196/FUL	Bridgend	76 Nolton Street Bridgend CF31 3BP Change of use to cafe/takeaway/delivery premises including installation of kitchen extraction unit	PENDING	100m

Small Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
P/21/1041/FUL	Bridgend	2 Ewenny Road Bridgend CF31 3HL Change of use from a single dwelling to 4 separate flats with own amenity space; demolish front lean-to single storey extension; new mansard roof to replace existing pitched roof	PENDING	100m
P/21/121/FUL	Bridgend	74 Nolton Street Bridgend CF31 3BP Change of use from office (B1 use class) to a mixed C3 residential use and B1 office use with internal works and associated minor external works	PENDING	100m
P/21/1006/DOC	Bridgend	10a Ewenny Road Bridgend CF31 3HL Approval of details for condition 9 of P/18/980/FUL	OTHER	100m
P/20/422/FUL	Bridgend	66 Nolton Street Bridgend CF31 3BP Change of use from shop (use class A1) to hot food takeaway (use class A3)	PENDING	200m
P/19/908/FUL	Bridgend	66 Nolton Street Bridgend CF31 3BP Change of use with associated alterations of the first floor from retail into 2no. 1 bedroom residential flats	PENDING	200m
P/21/160/CAC	Bridgend	1a Merthyr Mawr Road Bridgend CF31 3NH Conservation Area Consent for the demolition of 2 storey side extension and construction of new extension and alteration works to existing building	APPROVED	200m
P/24/286/FUL	Bridgend	30 St Marie Street Bridgend CF31 3EE Change of use of dwelling house to House in Multiple Occupation (HMO) Use Class C4 (maximum 4 persons)	PENDING	200m
P/17/353/FUL	Bridgend	Unit 5/6 Brackla Street Centre Bridgend CF31 1BZ Change of use from a vacant A1 retail unit to an A3 use dessert parlour	PENDING	200m
P/16/138/FUL	Bridgend	Asda off Coychurch Road Bridgend CF31 3AS Change use of part of store car park to an automated petrol filling station & assoc. infrastructure (Revised Plans)	PENDING	200m

Important Consumer Protection Information

This search has been produced by MyNestBox Limited (trading as Martello), 3 Wraxall Piece, Green Lane, Failand, Bristol, BS8 3TW, hello@martello.app which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

Purpose of This Report

This is a Commercial Lite environment report, all of our findings assume that this property is being purchased as one of the permitted land uses defined in 2.7.3 of our [report terms](#) with no agricultural use or planned change of use or significant alterations to the property.

BGS Disclaimer

Some of the responses contained herein are based on data and information provided by the United Kingdom Research and Innovation (UKRI) or its component body the British Geological Survey (BGS). Your use of any information contained herein which is derived from or based upon such data and information is at your own risk. Neither UKRI nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Environmental Report and I hereby certify that it meets the requirements of PCCB Compliance Notes on Environmental Reports and Flooding, and The Law Society Practice Notes on Land Contamination, Flooding and Climate Change. It offers a unique approach to analysing and presenting risk in a variety of formats for different audiences.



Chris Taylor, BSc.Hons, MSc, AIEMA, SiLC, C.WEM, Registered Auditor

About Planning Applications Data

The planning datasets give a good representation of the planning application history around the property and we use a number of data providers namely LandHawk, Planning Pipe and manual checks of the Local Authority portals to confirm accuracy. Our data is limited to the date of this report production due to the planning application process being a live process, which can change regularly.

If your property purchase is reliant on planning proposals in the local area which may impact your decision to buy, we advise you contact the Planning Department at the relevant Local Authority to your property purchase to keep updated with proposed developments.

Martello shall not be liable for any losses or damages incurred by the client or beneficiary that arise as a result of any error, omission or inaccuracy which is based on any Third Party Content or any reasonable interpretation of Third Party Content and do not warrant that the planning data deriving from third party sources is accurate, complete and up to date.

Important Consumer Protection Information

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- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports must meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, MyNestBox Limited (trading as Martello) is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's Core Principles

Firms which subscribe to the Search Code will:

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- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly. · ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

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- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, <https://www.tpos.co.uk> email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Rob Crosby

Central Services Administrator

MyNestBox Limited

3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW

Tel: 01172 395 282

support@martello.app

Action items are tasks identified based on the data supplied in the related Martello report that you may wish to take. They are intended only as suggestions, and you may wish to take different or additional actions.

	Action Text
Former Landfill	You should check title deeds, surveyor report and speak to the Local Authority to determine whether they have assessed the landfill and carried out any remedial works. If the property is a new build, check to see if gas preventative measures were installed and utilities are protected against contaminants.