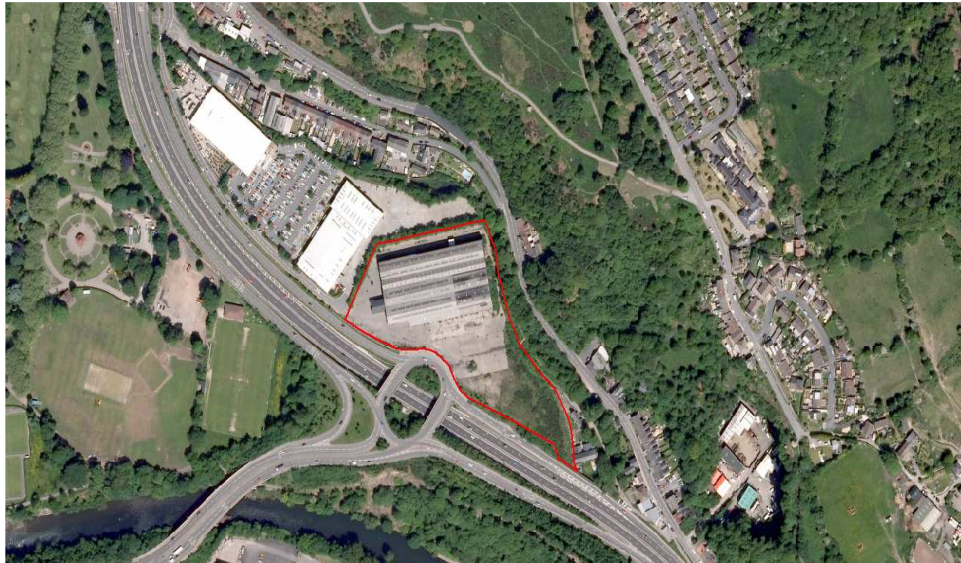


Land adjacent to Pontypridd Retail Park



Site Size:

2.41 Hectares

Landowner:

Details available on request

LDP Allocation:

SSA 15.1

Type:

Retail

Summary:

Land adjoining Pontypridd Retail Park is allocated for between 3,500 and 5,500m² net floor space, either comparison (non-food) or convenience (food) or a mixture, subject to no detriment to the redevelopment of the in-centre Taff Street, Pontypridd site. Land adjoining Pontypridd Retail Park (Brown Lenox) is considered to be an accessible location for the wider town, and therefore a sequentially preferable site for retail development that cannot be located in the defined retail core. A food-store of 3,354m² net convenience (food) and comparison (non-food) floor-space has been refused on this site, as there was insufficient retail need to support the convenience (food) stores proposed on both the in-centre Gas Road/Precinct site and the Brown Lenox site [03/0625]. There are undetermined proposals for 5,574m² net comparison (non-food) retail floor-space on the same site [07/1554]. It is vital that development here does not frustrate the retail development of the town centre site.

Additional Information:

<i>Distance to:</i>	<i>Miles:</i>
An A road	0.1
Principal Town (Pontypridd)	0.3
Railway Station	0.5

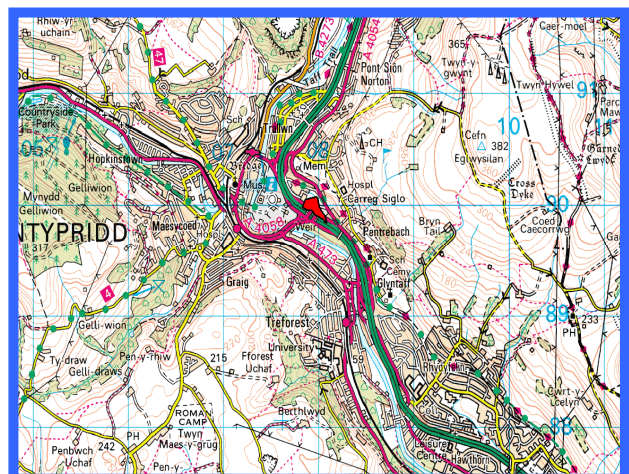
Key Constraints:

No known constraints.

Contact Details:

Spatial Development Team
Rhondda Cynon Taf County Borough Council
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RETAIL SITE