



Design Proposal

The proposal is for redevelopment of old industrial and commercial units to create a modern business park comprising 8 main blocks (Blocks C – J) in a range of sizes suitable for light and general industry, warehousing and a small proportion of commercial uses. Block B (retail uses) will be retained and renovated to continue to provide 6 units in a mix of retail, food & drink uses as it does now, supporting the wider industrial estate users. Block A is a potential additional food & drink unit, but will be subject to a future planning application if it is brought forward. Access to the development will remain through the existing access roads from Coed Aben Road and Bridge Road.

In total, the proposal will deliver approximately 10,300 sqm of new industrial floorspace, (gross internal area), across Blocks C-J, and 670 sqm of renovation of existing floorspace in Block B. Alongside the built development will be dedicated service / yard areas for each unit, parking for up to 246 vehicles (including 26 accessible and 6 EV charging spaces), landscaping, sustainable urban drainage system and other infrastructure / utilities.



Illustrative CGI

