



Llywodraeth Cymru
Welsh Government

Ms Kelly Watson
Pennaeth Gwasanaethau Cyfreithiol a Rheoleiddiol
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Y Swyddfeydd Dinesig
Stryd yr Angel
Pen-y-bont ar Ogwr
CF31 4WB

Drwy e-bost: kelly.watson@bridgend.gov.uk

Ein cyf/Our ref: CAS-04747-G5K6D5 – qA2435446

Eich cyf/Your ref: SR/658170

Dyddiad/Date: 8 Ebrill 2026

DDEDDF TAI 1985

DEDDF CAFFAEL TIR 1981

**GORCHYMYN PRYNU GORFODOL (CAFFAEL 44 HEOL CASTELL-NEDD, MAESTEG)
CYNGOR BWRDEISTREF SIROL PEN-Y-BONT AR OGWR 2025**

1. Cyfeiriaf at y Gorchymyn Prynu Gorfodol o'r enw uchod sy'n ddarostyngedig i gael ei gadarnhau gan Weinidogion Cymru. Rwyf wedi cael fy awdurdodi i wneud hynny gan Weinidogion Cymru.
2. Mae Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr ("y Cyngor") yn ceisio caffael y tir sy'n destun y Gorchymyn o dan ddarpariaethau adran 17(1)(b) o Ddeddf Tai 1985 a Deddf Caffael Tir 1981. Diben y caffael yw gwneud yr eiddo yn addas i'w feddiannu oherwydd diffyg ymgysylltu gan y perchennog yn dilyn ymyrryd anffurfiol a ffurfiol gan yr Awdurdod, y diffyg camau cadarnhaol wedi'u cymryd gan y perchennog i wella cyflwr yr eiddo a/neu i ddechrau ei ddefnyddio unwaith eto.
3. Nid oedd unrhyw wrthwynebiadau perthnasol i'r Gorchymyn. O ganlyniad, rwy'n cytuno y dylai'r Gorchymyn gael ei gadarnhau heb ei addasu.
4. Mae'n rhaid i Weinidogion Cymru, yn unol â Deddf Llesiant Cenedlaethau'r Dyfodol, gynnal gwaith datblygu cynaliadwy. Mae hyn yn cynnwys cymryd pob cam rhesymol i gyflawni eu hamcanion llesiant. Wrth benderfynu ynghylch y Gorchymyn drafft, rwyf wedi ystyried y ffyrdd o weithio a nodir yn adran 5(2) o Ddeddf Llesiant Cenedlaethau'r



**BUDDSODDWYR | INVESTORS
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Dyfodol ac 'SPSF1: Canllaw Craidd, Rhannu Pwrpas: Rhannu Dyfodol – Canllawiau Statudol ar gyfer Deddf Llesiant Cenedlaethau'r Dyfodol'.

Edrych ar y tymor hir

5. Mae'r penderfyniad yn ystyried yr amcan hirdymor o greu cymunedau cynaliadwy drwy alluogi'r Cyngor i gyflwyno ei gynigion ailddatblygu.

Cynnwys pobl/Cydweithio ag eraill

6. O fewn fframwaith y broses gwneud penderfyniadau statudol, a reolir gan weithdrefnau rhagnodedig, roedd angen rhoi cyhoeddusrwydd i'r cais ac ymgynghori arno a rhoi cyfle i'r cyhoedd a rhanddeiliaid gymryd rhan. Ni dderbyniwyd unrhyw sylwadau drwy'r gweithdrefnau hyn mewn perthynas â'r Gorchymyn.

Mabwysiadu dull integredig

7. Mae'r penderfyniad yn ystyried rôl y system dai wrth gefnogi datblygu cynaliadwy drwy ryngweithio â chyfundrefnau cydsynio eraill.

Yr effaith ar amcanion llesiant

8. Rwyf wedi ystyried i ba raddau mae cadarnhau'r Gorchymyn drafft yn bodloni amcanion llesiant Llywodraeth Cymru. Diben y Gorchymyn drafft yw hwyluso ailddatblygu. Rwy'n cydnabod y gall ailddatblygu gael effeithiau amgylcheddol negyddol dros dro yn ystod y gwaith adeiladu. Fodd bynnag, gellir lliniaru'r effeithiau hyn, ac o'u hystyried ochr yn ochr â manteision datblygu fy marn i yw y byddai'r cam yn cael effaith gadarnhaol gyffredinol ar yr amcan o "wneud ein dinasoedd, ein trefi a'n pentrefi yn lleoedd gwell byth i fyw a gweithio ynddynt". Rwyf o'r farn bod effaith y penderfyniad hwn ar yr amcanion eraill yn niwtral.
9. Rwyf wedi ystyried, o gofio dyletswydd llesiant Gweinidogion Cymru, a fyddai'n rhesymol gwneud penderfyniad gwahanol. Rwy'n nodi y byddai penderfynu fel arall yn golygu peidio â chadarnhau'r Gorchymyn drafft. Byddai hyn yn lleihau gallu'r Cyngor i gyflwyno ei gynigion ailddatblygu ar y tir o'i gymharu â'r Gorchymyn drafft sy'n cael ei gadarnhau. Ni fyddai gwneud y penderfyniad hwn yn darparu'r un cyfraniad cadarnhaol tuag at yr amcan o "wneud ein dinasoedd, ein trefi a'n pentrefi yn lleoedd gwell byth i fyw a gweithio ynddynt". Byddai effaith gwneud y penderfyniad hwn ar yr amcanion eraill yn niwtral. O ganlyniad, rwyf o'r farn bod y penderfyniad i gadarnhau'r Gorchymyn drafft yn gam rhesymol i gyflawni amcanion llesiant Gweinidogion Cymru.

Y PENDERFYNIAD FFURFIOL

10. Am y rhesymau a roddir uchod, ac wrth arfer yr awdurdod y cyfeirir ato ym mharagraff 1 uchod, rwy'n cadarnhau drwy hyn, heb ei addasu, Orchymyn Prynu Gorfodol (Caffael 44 Heol Castell-nedd, Maesteg) Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr 2025.
11. Gofynnir ichi anfon, gyn gynted ag y bo modd, ddau gopi o'r Gorchymyn fel y'i cadarnhawyd i Benderfyniadau Cynllunio ac Amgylchedd Cymru. Dylent fod yn gopiâu clir ac nid oes angen atgynhyrchu unrhyw gymalau ardystio. Dylent gynnwys y pennawd canlynol:-

"Copi o Orchymyn Prynu Gorfodol (Caffael 44 Heol Castell-nedd, Maesteg) Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr 2025 wedi'i gadarnhau, heb addasiadau, ar 8 Ebrill 2026 gan Alyson Francis, Cyfarwyddwr Tai ac Adfywio, Llywodraeth Cymru, fel y'i hawdurdodwyd gan Ysgrifennydd y Cabinet dros Lywodraeth Leol a Thai".

12. Tynnir eich sylw at ddarpariaethau adran 15 o Ddeddf Caffael Tir 1981 mewn perthynas â chyhoeddi a chyflwyno hysbysiadau a darpariaeth Rhan IV o'r Ddeddf mewn perthynas â dilysrwydd a dyddiad gweithredu'r Gorchymyn. Y ffurf ragnodedig ar yr hysbysiad yw Ffurf 10 o Reoliadau Prynu Tir yn Orfodol (Ffurfiâu Rhagnodedig) (Cynulliad Cenedlaethol Cymru) 2004.

Yn gywir,



Alyson Francis
Cyfarwyddwr Tai ac Adfywio / Director of Housing and Regeneration

Llofnodwyd o dan awdurdod Ysgrifennydd y Cabinet dros Lywodraeth a Thai, un o Weinidogion Cymru.



Llywodraeth Cymru
Welsh Government

Ms Kelly Watson
Head of Legal and Regulatory Services
Bridgend County Borough Council
Civic Offices
Angel Street
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CF31 4WB

By email: kelly.watson@bridgend.gov.uk

Ein Cyf/Our ref: CAS-04747-G5K6D5 – qA2435446
Eich Cyf/Your ref: SR/658170
Dyddiad/Date: 8 April 2026

**THE HOUSING ACT 1985
ACQUISITION OF LAND ACT 1981
THE BRIDGEND COUNTY BOROUGH COUNCIL (ACQUISITION OF 44 NEATH ROAD,
MAESTEG) COMPULSORY PURCHASE ORDER 2025**

1. I refer to the above titled Compulsory Purchase Order which is subject to confirmation by the Welsh Ministers. I am authorised by the Welsh Ministers to do so.
2. Bridgend County Borough Council ("the Council") is seeking to acquire the land the subject of the Order under the provisions of section 17(1)(b) of the Housing Act 1985 and the Acquisition of Land Act 1981. The acquisition is for the purpose of making the property suitable for occupation due to the lack of engagement from the owner following informal and formal intervention by the Authority, the lack of positive action taken by the owner to improve the condition of the property and/or to bring it back into use.
3. There were no relevant objections to the Order. Consequently, I agree that the Order be confirmed without modification.
4. The Welsh Ministers must, in accordance with the WFG Act, carry out sustainable development. This includes taking all reasonable steps to meet their well-being objectives. In reaching my decision in respect of the draft Order, I have taken into account the ways of working set out at section 5(2) of the WFG Act and 'SPSF1: Core Guidance, Shared Purpose: Shared Future – Statutory Guidance on the WFG Act'.

Looking to the long-term

5. The decision takes account of the long-term objective to create sustainable communities by enabling the Council to bring forward its redevelopment proposals.

Involving people/Collaborating with others

6. Within the framework of a statutory decision-making process, which is governed by prescribed procedures, the application was subject to publicity and consultation, providing the opportunity for public and stakeholder engagement. No representations were received through these procedures in respect of the Order.

Taking an integrated approach

7. The decision takes account of the housing system's role supporting sustainable development through the interaction with other consent regimes.

Impact on well-being objectives

8. I have considered the extent to which confirming the draft Order meets the Welsh Government's well-being objectives. The draft Order is for the purpose of facilitating redevelopment. I recognise that redevelopment can have temporary negative environmental effects during construction. However, these impacts can be mitigated and when considered alongside the benefits of development, my view is that the step would have an overall positive effect on the objective of "making our cities, towns and villages even better places in which to live and work". I consider the effect of this decision on the other objectives is neutral.
9. I have considered whether, having regard to the Welsh Ministers' wellbeing duty, it would be reasonable to take a different decision. I note the alternative decision would be not to confirm the draft Order. This would reduce the ability of the Council to bring forward its redevelopment proposals on the land compared to the draft Order being confirmed. This alternative step would not provide the same positive contribution towards the objective of "making our cities, towns and villages even better places in which to live and work". The effect of this alternative decision on the other objectives would be neutral. Consequently, I consider that the decision to confirm the draft Order is a reasonable step in meeting the Welsh Ministers' well-being objectives.

FORMAL DECISION

10. For the reasons given above, and in exercise of the authority referred to in paragraph 1 above, I hereby confirm, without modification, the Bridgend County Borough Council (Acquisition of 44 Neath Road, Maesteg) Compulsory Purchase Order 2025.
11. Please send, as soon as possible, to Planning and Environment Decisions Wales at this address, two copies of the Order as confirmed. They should be clear copies and no attestation clauses need be reproduced. They should bear the following heading:-

"Copy of the Bridgend County Borough Council (Acquisition of 44 Neath Road, Maesteg) Compulsory Purchase Order 2025 confirmed, without modifications, on 8 April 2026 by Alyson Francis, Director of Housing and Regeneration, Welsh Government, as authorised by the Cabinet Secretary for Housing and Local Government".

12. Your attention is drawn to the provisions of section 15 of the Acquisition of Land Act 1981 regarding publication and service of notices and to the provision of Part IV of that Act with regard to the validity and date of operation of the Order. The prescribed form of advertisement is Form 10 of the Compulsory Purchase of Land (Prescribed Forms) (National Assembly for Wales) Regulations 2004.

Yours sincerely



Alyson Francis
Cyfarwyddwr Tai ac Adfywio / Director of Housing and Regeneration

Signed under authority of the Cabinet Secretary for Housing and Local Government; one of the Welsh Ministers.

Dyddiedig 24 Medi 2025

**GORCHYMYN PRYNU GORFODOL
(CAFFAEL 44 NEATH ROAD, MAESTEG)
CYNGOR BWRDEISTREF SIR PEN-Y-BONT AR OGWR 2025**

Kelly Watson-

Prif Swyddog – Gwasanaethau Cyfreithiol, Adnoddau Dynol a Rheoleiddio a Swyddog Monitro
Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr
Swyddfeydd Dinesig
Stryd yr Angel
Pen-y-bont ar Ogwr
CF31 4WB

**GORCHYMYN PRYNU GORFODOL
(CAFFAEL 44 NEATH ROAD, MAESTEG)
CYNGOR BWRDEISTREF SIR PEN-Y-BONT AR OGWR 2025**

Deddf Tai 1985

a Deddf Caffael Tir 1981

Mae Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr (a elwir yn y Gorchymyn hwn yn "yr awdurdod caffael") yn gwneud y Gorchymyn a ganlyn:

1. Yn ddarostyngedig i ddarpariaethau'r Gorchymyn hwn, mae'r awdurdod caffael, o dan adran 17(1)(b) o Ddeddf Tai 1985, drwy hyn wedi'i awdurdodi i brynu'n orfodol y tir a ddisgrifir ym mharagraff 2 at ddibenion gwaredu'r tir i berson sy'n bwriadu adfer defnydd y tir, gan gynnwys y tŷ a leolir arno, ar gyfer llety tai.
2. Y tir yr awdurdodir ei brynu'n orfodol dan y Gorchymyn hwn yw'r tir a ddisgrifir yn yr Atodlen i hyn, ac a amlinellir ac a ddangosir â lliw pinc a'i amlinellu'n goch ar y map y paratowyd dau gopi ohono, sydd wedi'i selio â sêl gyffredin yr awdurdod caffael a'i farcio "Map y cyfeirir ato yng Ngorchymyn Prynu Gorfodol (Caffael 44 Neath Road, Maesteg) Cyngor Bwrdeistref Sirol Pen-y-bont ar Ogwr 2025".

ATODLEN

Nodiadau

Mae'r mesuriadau imperial bras canlynol yn ymwneud â'r mesuriadau metrig a ddefnyddir yn y luniadau a'r atodlenni cysylltiedig:

Unedau hyd:	1mm	=	0.039 modfedd (yn fras)
	1 metr	=	1.094 llath (yn fras)
	1km	=	0.621 milltir (yn fras)
Uned ardal:	1 metr sgwâr	=	1.196 llath sgwâr (oddeutu)

Tabl 1

Maint, disgrifiad a lleoliad y tir	Personau cymwys o dan adran 12(2)(a) o Ddeddf Caffael Tir 1981 – Enw a Chyfeiriad			
	Perchnogion neu berchnogion tybiedig	Lesddeiliaid neu lesddeiliaid tybiedig	Tenantiaid neu denantiaid tybiedig (ac eithrio lesddeiliaid)	Meddianwyr
274 metr sgwâr o'r tir a'r adeiladau cyfan yn 44 Neath Road, Maesteg CF34 9EE (Heb ei gofrestru)	Robert Randal Davies 9 Newbridge Gardens, Pen-y-bont ar Ogwr CF31 3PB	Dim	Dim	Heb ei feddiannu

Tabl 2

Personau cymwys eraill o dan adran 12(2A)(a) o Ddeddf Caffael Tir 1981		Personau cymwys eraill o dan adran 12(2A)(b) o Ddeddf Caffael Tir 1981 – na ddangosir fel arall yn Nhablau 1 a'2	
Enw a chyfeiriad	Disgrifiad o'r buddiant sydd i'w gaffael	Enw a chyfeiriad	Disgrifiad o'r tir y mae'r person hwn yn y golofn gyfagos yn debygol o wneud hawliad ar ei gyfer
-	-	-	-

Dyddiad 24 Medi 2025

Gosodwyd SÊL GYFFREDIN
CYNGOR BWRDEISTREF SIROL
PEN-Y-BONT AR OGWR
at hyn ym mhresenoldeb:



[REDACTED]
Llofnodwr Awdurdodedig

Rwyf drwy hyn yn cadarnhau, ar ran Aweinidogran Cymru,
heb addastad, y gorlymyn uchod.

[REDACTED]
Alyson Francis
Cyfarwyddwr Tei & Aelfywio

Llofnodwyd o dan awdurdod Ysgufarnydd y Cabinet dros
Hywodraeth a Thei, un o Weinidogran Cymru

Dyddiedig: 8 April 2026

Dated 24th September 2025

**THE BRIDGEND COUNTY BOROUGH COUNCIL
(ACQUISITION OF 44 NEATH ROAD, MAESTEG)
COMPULSORY PURCHASE ORDER 2025**

**Kelly Watson
Chief Officer Legal and Regulatory Services, HR and Electoral
Bridgend County Borough Council
Civic Offices
Angel Street
Bridgend
CF31 4WB**

**THE BRIDGEND COUNTY BOROUGH COUNCIL
(ACQUISITION OF 44 NEATH ROAD, MAESTEG)
COMPULSORY PURCHASE ORDER 2025**

The Housing Act 1985

and the Acquisition of Land Act 1981

The Bridgend County Borough Council (in this Order called "the acquiring authority") makes the following Order:

1. Subject to the provisions of this Order, the acquiring authority is, under section 17(1)(b) of the Housing Act 1985, hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of disposing of the land to a person who intends to bring the land, including the house located thereon, back into use for housing accommodation.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule hereto and delineated and shown coloured pink and edged red on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Bridgend County Borough Council (Acquisition of 44 Neath Road, Maesteg) Compulsory Purchase Order 2025".

SCHEDULE

Notes

The following approximate imperial equivalents relate to the metric measurements used in the accompanying drawings and schedules:

Units of length:	1mm	=	0.039 inches (approx.)
	1 metre	=	1.094 yards (approx.)
	1 km	=	0.621 miles (approx.)
Unit of area:	1 sq.m.	=	1.196 sq. yards (approx.)

Table 1

Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 – Name and Address			
	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
274 square metres of the entire land and buildings at 44 Neath Road, Maesteg CF34 9EE (Unregistered)	Robert Randal Davies 9 Newbridge Gardens, Bridgend CF31 3PB	None	None	Unoccupied

Table 2

Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 and 2	
Name and address	Description of interest to be acquired	Name and address	Description of the land for which this person in the adjoining column is likely to make a claim
-	-	-	-

Dated the 24th day of September 2025

The COMMON SEAL of
BRIDGEND COUNTY
BOROUGH COUNCIL

was affixed hereto in the presence of:



[Redacted]
Authorised Signatory

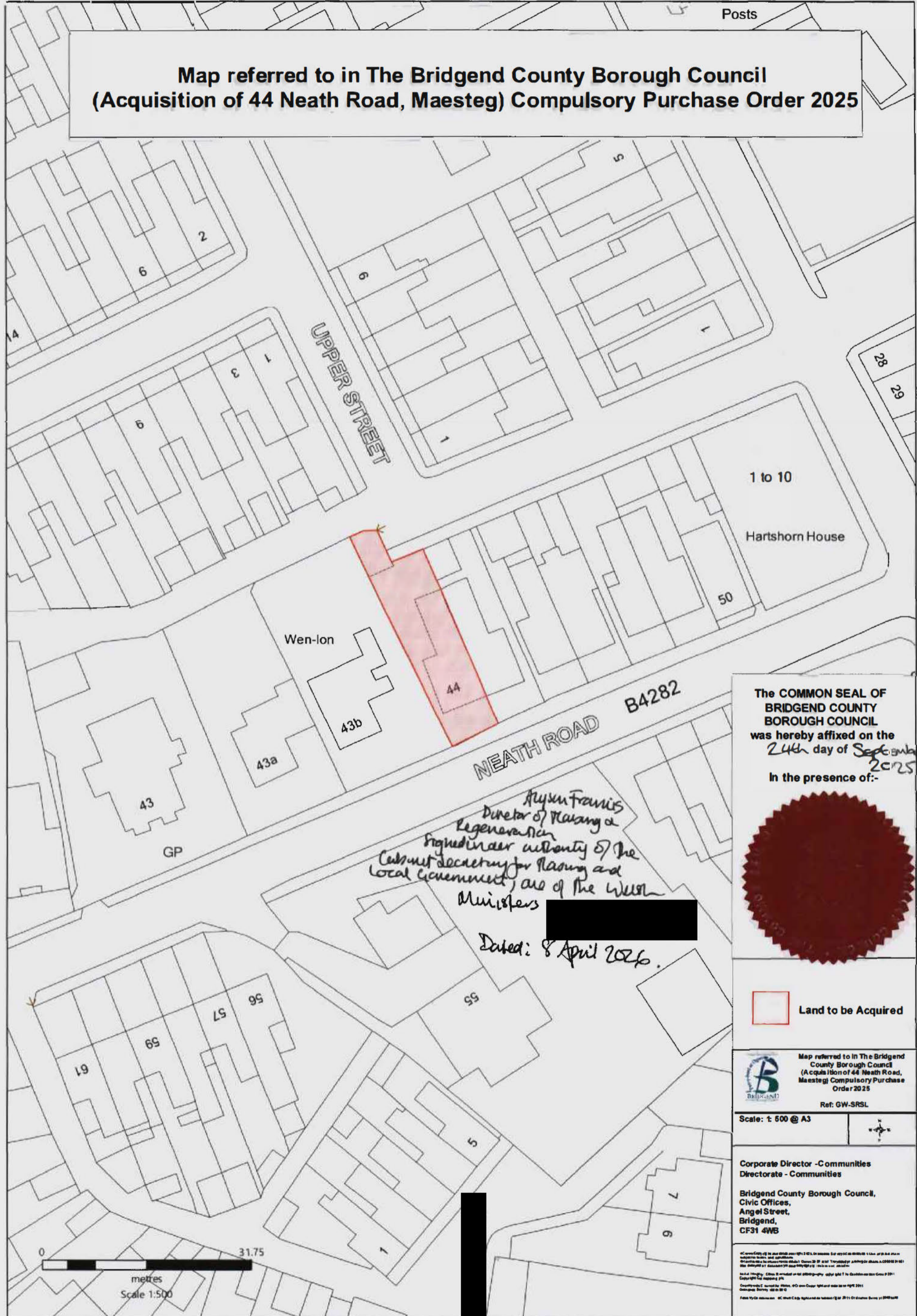
I hereby confirm, on behalf of the Welsh Ministers, without
modification, the foregoing order.

[Redacted]
Alysia Francis
Director of Housing & Regeneration.

Signed under authority of the Cabinet Secretary for Housing
& Local Government; one of the Welsh Ministers.

Dated: 7 April 2026

Map referred to in The Bridgend County Borough Council (Acquisition of 44 Neath Road, Maesteg) Compulsory Purchase Order 2025




The COMMON SEAL OF
BRIDGEND COUNTY
BOROUGH COUNCIL
was hereby affixed on the
24th day of September
2025
In the presence of:-



Alyn Francis
Director of Planning &
Regeneration
Friged under authority of the
Cabinet Secretary for Planning and
Local Government, one of the Welsh
Ministers
Dated: 8 April 2026.

 Land to be Acquired

 Map referred to in The Bridgend
County Borough Council
(Acquisition of 44 Neath Road,
Maesteg) Compulsory Purchase
Order 2025
Ref: GW-SRSL



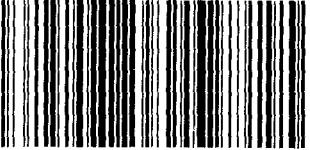
Scale: 1:500 @ A3 

Corporate Director -Communities
Directorate - Communities
Bridgend County Borough Council,
Civic Offices,
Angel Street,
Bridgend,
CF31 4WB

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RECORDED DELIVERY

MS KELLY WATSON
HEAD OF LEGAL AND REGULAT
BRIDGEND COUNTY BOROU
CIVIC OFFICES
ANGEL STREET
BRIDGEND
CF 31 4WB

Special Delivery Guaranteed by		1 pm	Delivered By  Postage on Account GB
X3	C9		Large Letter 84g
32-029 764 4000-723 CD3 5D7			
			
AS 3235 6661 9GB			
Kelly Watson Bridgend County Borough Council Civic Offices Angel Street Bridgend CF31 4WB			Return Address Welsh Government Crown Building Cathays Park Cardiff CF10 3NQ
Customer Ref: 12283			
Royal Mail: UK's lowest average parcel carbon footprint 209g CO2e			