

Land to the East of Blaina Road Brynmawr



Grid Ref: 319067 211389

Description:

This site is brownfield land which was formerly part of the Dunlop Semtex factory. The former boiler house, which is a Grade II Listed building, is located to the north of the land. The site is located at the edge of Brynmawr town centre and lies adjacent to Lakeside retail park and to the east of Blaen-y-Cwm school. Access can be achieved off Blaina Road. The land is flat and covered in green foliage with trees along the eastern boundary.

Delivery Considerations:

Trees along the eastern boundary will need to be integrated into the development. An assessment of the risk to controlled waters is required. Transport infrastructure improvements may be required to ensure developments are highly accessible.

Further Information and Support:

The **Planning Department** provides a Planning Advice Service where more specific advice will be given on development proposals. Details of the service provided and the relevant charges can be found on the [Blaenau Gwent website](#).

Blaenau Gwent Local Authority **Building Control** can oversee and guide your building regulation application in a quick, professional and responsive manner. Our service is extremely competitive. More information can be found on the [Blaenau Gwent website](#).

Contact Details

Development Services, Blaenau Gwent County Borough Council
Floor 1A, Civic Centre, Ebbw Vale, NP23 6XB

☎ **Planning** 01495 355555 **Building Control** 355529 **Policy** 354740

✉ planning@blaenau-gwent.gov.uk
buildingcontrol@blaenau-gwent.gov.uk
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LDP Allocation: H1.10

Planning Status: LDP adopted site

Site Area: 0.72 ha

Potential Capacity: 25 dwellings

S106 Requirements:

10% Affordable Housing, Education, Open Space and Recreation, etc
(Subject to viability and need)

Landowner: Harrington Harris Investments Ltd (Details available on request)

Superfast Broadband Status:
Superfast broadband is available

Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Noise Assessment (v)
- BS5837 Tree Survey (v)
- Coal Mining Risk Assessment (v)
- Transport Statement
- Desktop Survey (ground stability and contamination)

Potential Validation Requirement (v)

It is advised you contact the planning department as this list is only an indication of what may be required

Additional Information

Distance to:	Miles	Kilometres
'A' Road	0.1	0.16
Brynmawr Town Centre	0.0	0.0
Ebbw Vale Town	3.0	4.82
Railway Station		



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