

Land at Penrhiw Estate, Brynithel



Grid Ref: 321316 201369

Description:

This site is a brownfield area of land. The site is in the south of the Borough in the settlement of Brynithel, south of Abertillery. The site is bordered by residential properties to the north and allotment gardens to the south. The site can be accessed from Penrhiw and Mount Pleasant Estate.

Delivery Considerations:

Requires the implementation of a reptile mitigation strategy and provision of wildlife corridors across the site. Planning Permission has deemed the site currently unviable in terms of the delivery of affordable housing S106 agreement (c/2016/0375).

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
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LDP Allocation: HC1.31

Planning Status: Full Planning Permission
(Planning Application Ref: c/2016/0375)
(expires on 12/04/2022)

Site Area: 1.02 ha

Potential Capacity: 23 dwellings

Landowner: How Refreshing Property
Developments Ltd
(Details available on request)

Superfast Broadband Status:
Superfast broadband is available

Survey Information Required by Conditions:

- Assessment of Land Stability
- Contamination Assessment
- Drainage Scheme
- Landscape Scheme
- Construction Environment Management Plan (CEMP)

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	1.3	2.09
Abertillery Town Centre	2.6	4.18
Llanhilleth Railway Station	1.2	1.93



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