

Parkhill (east), Tredegar



Grid Ref: 314127 207923

Description:

The site is greenfield land, situated south west of Tredegar town centre and adjacent to Park Hill. The site can be accessed from the west by the B4250 Parkhill road. The site is open moorland in character comprising of mainly grassland with a number of open streams and ditches.

Delivery Considerations:

The site is designated as a Site of Importance for Nature Conservation (SINC) therefore on and off-site ecological mitigation measures will be required. The site lies in close proximity to a Scheduled Ancient Monument. A site boundary stone wall will also be required to be repaired for visual and ecology measures.

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: HC1.22

Planning Status: Full Planning Permission
(Planning Application Ref: c/2015/0237)
(expires on 04/01/2022)

Site Area: 5.90 ha

Potential Capacity: 143 dwellings

S106 Requirements:

10% Affordable Housing, Leisure Contributions to provide a children's play area, Highway Improvements to provide a new bus stop facility, Flood Defence Consents to move culverts, Provision of Foot/cycle Path Links.

Landowner: Real Estate Investors PLC
(Details available on request)

Superfast Broadband Status:
Superfast broadband is available

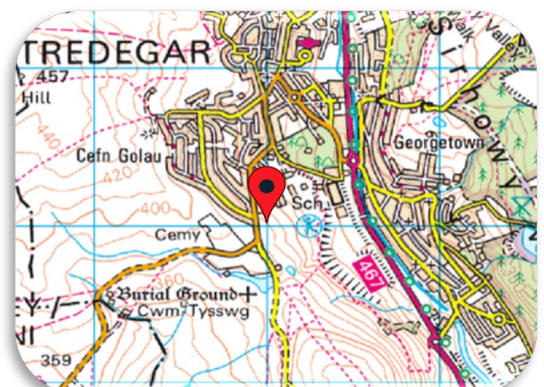
Survey Information Required by Conditions:

- Phasing Plan
- Reptile and Bat Survey
- Landscape and Ecology Masterplan
- Site Investigation and Assessment of the Overall Stability of the Site
- Surface Water Scheme
- Drainage Scheme
- External Lighting Plan
- Archaeological on-site Watching Brief
- Safety Scheme (to be submitted regarding ponds and footpaths)
- Transport Assessment

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	0.8	1.28
Tredegar Town Centre	0.5	0.80
Ebbw Vale Town	2.8	4.50
Railway Station		
Rhymney Railway Station	4.0	6.43



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