

Northgate Area, The Works, Ebbw Vale



Grid Ref: 317102 209596

Description:

The Northgate site is a flat, vacant development platform located on The Works, Ebbw Vale. The Works is identified in the LDP for a strategic mixed use development site, with the Northgate site specifically identified for housing development. The site is located in the busy urban centre of The Works in close proximity to the Learning Campus, the General Offices which is a Grade II Listed Building and the cableway. The site is also well placed in terms of the new Ebbw Vale town centre rail link and station. Access to the site will be via two bell mouth junctions on Lime Avenue. A [development brief](#) has been prepared for the site.

Delivery Considerations:

Trees along the eastern site boundary and in the north western corner are protected by Tree Preservation Orders. Adjacent to the site is the Mill Stand which is a retained historical feature. The site lies within flood zone C2. A Flood Consequence Assessment (FCA) has been prepared for the site which shows that the site should be within Flood Zone A, and is considered to be of little or no risk of fluvial or tidal/coastal flooding. Subject to review and acceptance of the updated FCA by Natural Resources Wales, the Development Advice Map and flood maps for the site will be amended accordingly. 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
planningpolicy@blaenau-gwent.gov.uk

LDP Allocation: MU2

Planning Status: LDP adopted site

Site Area: 2.0 ha

Potential Capacity: 70-100 dwellings

S106 Requirements:

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

Landowner: BGCBC

(Details available on request)

Superfast Broadband Status:

Superfast broadband is available

Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Coal Mining Risk Assessment (v)
- Noise Assessment (v)
- Flood Consequence Assessment (v)
- Transport Statement
- Watching Brief (for unidentified or remobilised contamination)
- Site Environmental Management Plan (SEMP)
- Standing Building Record
- Local Landscape and Biodiversity Management Plan

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	0.4	0.64
Ebbw Vale Town Centre	0.12	0.19
Ebbw Vale Town Railway Station	0.6	0.96



© Crown copyright and database rights 2017 Ordnance Survey LA09002L

Housing Site