

Land at Roseheyworth Business Park



Grid Ref: 320592 205524

Description:

This brownfield site is a vacant rectangular site located on the edge of Roseheyworth Business Park and adjacent to Roseheyworth Primary School. Access to the site can be achieved through an extension of the existing access roadway serving Roseheyworth Business Park.

Delivery Considerations:

A community footpath runs along the southern and eastern boundary of the site, which would need to be protected. Trees line the western boundary which screens the site from the A467 road and there is also tree coverage to the south western corner which should be retained and protected. There is a presence of watercourses along the western and eastern boundaries of the site which should be protected from development by a 5 metre buffer zone. Transport infrastructure improvements may be required to ensure developments are highly accessible.

Further Information and Support:

SAB approval will be required for all new development over 100 sqm. For further information click [here](#)

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: EMP1.10

Planning Status: Part of the site has extant full planning permission for a household waste facility (200 sqm) (Planning Application Ref: (C/2018/0334) (expires on 07/03/2024) Survey information is required to discharge conditions. This information is available on request from planning.

Total Site Area: 2.5ha

Indicative Developable Area: 1.2ha

Landowner: BGCBC
(Details available on request)

Use Class: B1, B2, B8 and appropriate SG

Site Status: Business Park

Broadband Status:
Standard broadband is currently available

Planning Application Requirements on remainder of the site without planning permission:

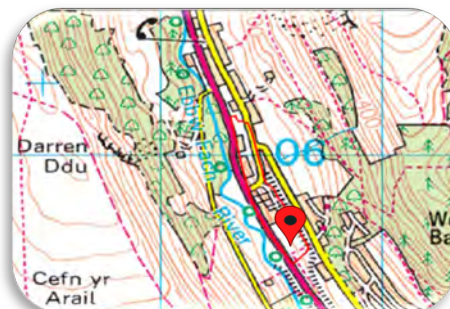
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Tree Survey (v)
- Preliminary Ecological Appraisal (v)
- Flood Consequence Assessment (v)
- Coal Mining Risk Assessment (v)
- Preliminary Risk Assessment (ground contamination)
- Noise Assessment
- Air Quality Assessment (dependant on type of employment)
- Transport Assessment required for developments over 5,000 sqm

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: (approx.)	Miles	Kilometres
Distance to M4 Corridor	16.4	26.3
Distance to A465 Ebbw Vale Town Centre	4.50	6.43
Distance to Ebbw Vale Town Railway Station	7.8	12.5
Distance to Cefn yr Arail	7.1	11.4



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Employment Site