

# Land at Festival Park, Ebbw Vale



Grid Ref: 317328 207609

## Description:

The site is a flat prepared development platform centrally located within Festival Business Park. The site has very good links to the wider area and is located in close proximity to the Ebbw Vale rail link, the Works Site and Ebbw Vale town centre. Access can be achieved via existing highway infrastructure provided within the business park.

## Delivery Considerations:

Along east and western boundaries, the mature trees and scrub should be retained. 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

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**LDP Allocation:** EMP1.1

**Planning Status:** LDP Adopted Site

**Total Site Area:** 1.0ha

**Indicative Developable Area:** 0.7ha

**Landowner:** BGCBC  
(Details available on request)

**Use Class:** B1

**Site Status:** Business Park

**Broadband Status:**  
Standard broadband is available

## Planning Application Requirements:

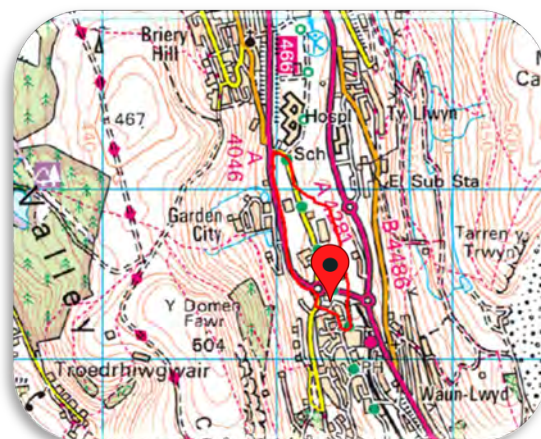
- Pre-application Consultation Report (v)
- Design and Access Statement(v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment (v)
- Tree Survey (v) (if trees affected)
- Preliminary Risk Assessment (ground contamination)
- Noise Assessment
- Air Quality Assessment (dependant on type 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	20.3	29.7
Distance to A465	4.9	7
Ebbw Vale Town Centre	2.2	3.54
Ebbw Vale Parkway Railway Station	0.6	0.9



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# Employment Site