

Former Mount Pleasant Court, Brynithel



Grid Ref: 321432 201238

Description:

The site is brownfield land, formerly used for residential housing which consisted of a number of flats. The site lies in Brynithel, south of Abertillery town centre in a predominantly residential area on the periphery of Mount Pleasant Estate. To the south lies a playground and to the west open land. The site can be accessed from Mount Pleasant Estate, Brynithel.

Delivery Considerations:

There is a line of mature trees/dense scrub along the western and southern boundary, forming a wildlife corridor linking to adjacent broadleaved woodland these should be retained and considered in any future proposal. A survey of Japanese knotweed and programme for its eradication is required. The site is crossed by water mains which may restrict the density of the proposed development. 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

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LDP Allocation: H1.15

Planning Status: LDP adopted site

Site Area: 0.52 ha

Potential Capacity: 18 dwellings

S106 Requirements:

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

Landowner: Tai Calon

(Details available on request)

Superfast Broadband Status:

Superfast broadband is available

Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- BS5387 Tree Survey (v)
- Preliminary Ecological Appraisal (v)
- Desktop Survey (ground stability and contamination)

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	0.3	0.48
Abertillery Town Centre	2.6	4.18
Llanhilleth Railway Station	1.2	1.93



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