

# Land to the North of Winchestown Nantyglo



Grid Ref: 318595 210898

## Description:

The site is brownfield land and was previously used as a coal tip. It is located south west of Brynmawr in the residential area of Winchestown. Access to the site can be gained via Golf Road. The site is rectangular in shape and is surrounded on three sides by residential properties. Three garages are located at the western corner of the site. The land slopes gently upwards to the south and flattens out then falls away at an embankment.

## Delivery Considerations:

There is currently a footway across the site which will need to be taken into consideration in the development of the site. The site has the potential to support protected species. The development proposal can be accommodated subject to improvements to the road fronting the north of the site. 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](http://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](http://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:** H1.11

**Planning Status:** LDP adopted site

**Site Area:** 0.43 ha

**Potential Capacity:** 15 dwellings

### S106 Requirements:

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

**Landowner:** Marquis of Abergavenny Estate (Details available on request)

**Superfast Broadband Status:**  
Superfast broadband is available

### Planning Application Requirements:

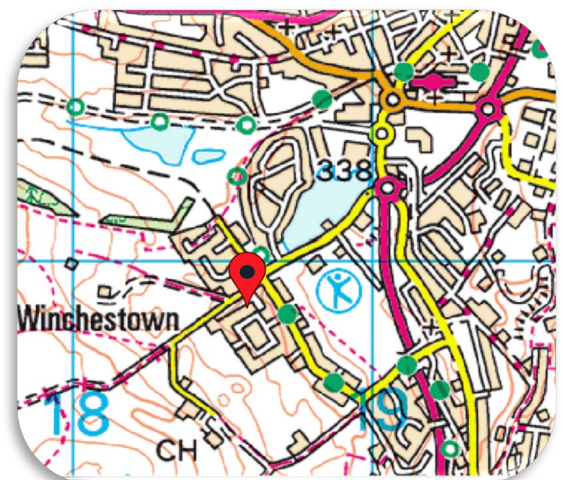
- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Preliminary Ecological Appraisal (v)
- Coal Mining Risk Assessment (v)
- Desktop Survey (ground stability and contamination)

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	0.4	0.64
Brynmawr Town Centre	0.6	0.96
Ebbw Vale Town Railway Station	3.5	5.63



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