

# Basement Area, The Works, Ebbw Vale



Grid Ref: 317058 208769

## Description:

This is the employment element of the Basement area on The Works site, Ebbw Vale. The Works is brownfield land, identified in the LDP for a strategic mixed use development site and is part of Ebbw Vale Enterprise Zone. The Basement area includes the recently constructed leisure centre and sports pitches and lies adjacent to the multi storey car park and the 11-16 learning community. The vacant land slopes upwards at the western boundary. The site is located centrally within The Works site and lies a short distance from the Ebbw Vale rail link and station. Access to the sites can be achieved via Lime Avenue. Further information is available in [The Works Design and Masterplan Supplementary Planning Guidance](#).

## Delivery Considerations:

Transport infrastructure improvements may be required to ensure developments are highly accessible. Ground remediation works will be required.

## 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:** MU2

**Planning Status:** LDP Adopted Site

**Site Area:** 2ha

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

**Use Class:** B1

**Site Status:** Business Park

## Broadband Status:

Standard broadband is currently available

## Planning Application Requirements:

- Pre-application Consultation Report (v)
- Design and Access Statement (v)
- Coal Mining Risk Assessment (v)
- Tree Survey (v)
- Preliminary Ecological Assessment (v)
- Preliminary Risk Assessment (ground contamination)
- Travel Plan
- 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

<i>Distance to: (approx.)</i>	<i>Miles</i>	<i>Kilometres</i>
Distance to M4 Corridor	18.7	30.0
Distance to A465 Ebbw Vale Town Centre	2.75	4.42
Ebbw Vale Town Railway Station	1.0	1.6
Ebbw Vale Town Railway Station	0.6	0.9

