

# Land Adjacent to Chartist Way, Tredegar



courtesy of Google Street view

Grid Ref: 314402 210190

## Description:

The site is brownfield land, situated north east of Tredegar town centre within the Sirhowy ward. The site is bordered by residential development. A playground and a proposed formal leisure facility is located to the north of the site. To the west lies an area of woodland and the historic remains of the Sirhowy Iron Works. The site has been reclaimed to create a flat grassed platform for development. The site can be accessed from Chartist Way.

## Delivery Considerations:

The broadleaved woodland to the west of the site needs to be protected and buffered as it provides an ecological corridor. Archaeological desk-based assessment and evaluation of specific sites may be required prior to planning application. This may limit the density on 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](#).

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:** H1.4

**Planning Status:** Adopted LDP site

**Site Area:** 2.89 ha

**Potential Capacity:** 80 dwellings

### S106 Requirements:

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

**Landowner:** BGCBC

(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)
- BS5837 Tree Survey (v)
- Coal Mining Risk Assessment (v)
- Desktop Survey (ground stability and contamination)
- Transport Statement
- Archaeological Assessment

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	0.0	0.0
Tredegar Town Centre	0.9	1.44
Ebbw Vale Town Railway Station	2.5	4.02



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